

**Lemon Grove Downtown Village Specific Plan Expansion (DVSPE)**

**Workshop #2 Summary**

**December 10, 2016**

**Introduction**

Workshop #2 for the DVSPE was held Saturday, December 10, 2016. Approximately 61 community stakeholders attended the workshop; only a few of the participants were return visitors from the first workshop held in August 2016. The Workshop #2 format included four stations related to the following topics:

- (1) Neighborhoods and Land Use
- (2) Mobility and Connections
- (3) Urban Design, Art, and Parks
- (4) Business and Economic Development

Respondents were asked to complete questionnaires while they participated at each station. Responses are summarized in greater detail in the sections that follow. The following table identifies the number of worksheets received:

**Table 1: Workshop #2 Response Summary**

<b>Topic</b>	<b>Number of Worksheets Received</b>
Station 1: Neighborhoods and Land Use	48
Station 2: Mobility and Connections	49
Station 3: Urban Design, Art, and Parks	45
Station 4: Business and Economic Development	43
General Comments	47 + 8 E-mails
<b>Total</b>	<b>240</b>

**Executive Summary**

Generally, stakeholders are excited about change in the downtown, but want to retain a “small town” ambiance or “village” feel. Respondents were very supportive of concepts like a Broadway road diet and plaza space, an arts district and historic district, expanded pedestrian corridors, and creating opportunities for outdoor live performances. Respondents also concurred with the three major constraints to economic development within the Downtown Study Area identified by the consultant team, which include a lack of strong identity, relatively low median household income, and an overall lack of economic generators. Multiple respondents also identified increased trash, a lack of maintenance

or cleanliness, and homelessness as problems that should be addressed within the Downtown Study Area.

#### **Station #1: Neighborhoods and Land Use (48 worksheets)**

Respondents indicated general support for the inclusion of the following neighborhood/district identities in Downtown:

- Art District (83.33%);
- Historic District (85.00%);
- Enterprise and Employment District (64.29%);
- Broadway Mixed Use District (85.71%); and
- Civic District (92.86%).

A majority of respondents (75.76%) indicated an overall preference for the district configurations as shown on the Alternative 1 Land Use Map. In written comments, respondents indicated support for providing a broad mix of uses and expanding development opportunities to encourage change within the Downtown. Some respondents raised concerns about making the art district affordable and preferred to keep it smaller, but along Broadway. In addition, allowing building heights over 3 stories were also cited as a concern by some. Respondents indicated general support for the Enterprise and Employment District proposed in Alternative 2, but raised concern that the alternative as a whole did not incorporate enough residential uses. No respondents selected the No Change Alternative, which keeps planned land uses as is, as their desired scenario. Hotels and conference centers were also suggested by participants as desired land uses in the downtown.

#### **Station #2: Mobility and Connections (49 worksheets)**

Respondents were asked to rank street right-of-way improvements, on a scale of 1 (lowest priority) to 7 (highest priority). Average rankings are summarized as follows:

<b>Improvement</b>	<b>Average Ranking</b>
Pedestrian Paths	5.89
Trees and landscape	5.20
Lighting	4.84
Bicycle paths	4.68
Pocket parks	4.41
Vehicle speed of travel	3.21

Respondents generally ranked pedestrian paths as a high priority, followed by trees and landscape, lighting, bicycle paths, and pocket parks/park amenities. Respondents generally ranked vehicle speed of travel as their lowest priority. In written comments, respondents expressed concerns related to pedestrian safety and comfort while walking through Downtown, providing long-term maintenance for public infrastructure, and the possibility for public parks/park amenities to attract vagrancy and homelessness.

Regarding the linear park/traffic calming concepts proposed for Broadway east of Lemon Grove Ave, a majority of respondents (68.89%) indicated a preference for Alternative 2 – Boardwalk Plaza. Respondents preferred the connection of the plaza to adjacent businesses and opportunities for outdoor activities, live music and dining. Respondents also believed the plaza would accommodate more park space and better support a pedestrian environment. While supportive of the plaza concept along the north side of Broadway, respondents also voiced the need for improvements along the south side of Broadway.

Respondents supported proposed locations and concepts for truck/vehicle routes (55.88%), minor local routes (67.74%), and major local routes (54.84%). Respondents cited the need to coordinate truck delivery timing and routes.

A majority of respondents (70.59%) indicated support for proposed bicycle corridors. Most, however, did not support shared bicycle and vehicle lanes (sharrows) due to safety issues and preferred separated or dedicated bicycle paths (63.89%).

A majority of respondents (94.29%) indicated support for proposed pedestrian corridors. In addition, a majority of respondents supported proposed pedestrian corridors (71.43%) and bicycle corridors (66.67%), even if it meant that no vehicle parking would be allowed. Some respondents suggested relocating parking to areas behind businesses. Others who did not support the restriction on vehicle parking cited the importance of maintaining access to convenient parking.

Respondents marginally preferred roundabouts (47.73%) to signalized intersections (38.64%), but some were concerned about driver confusion and pedestrian safety.

Respondents had mixed feelings on allowing various modes of transportation within the downtown (e.g., skateboards, segways, and non-motorized scooters) with no definitive favorites or desire for specific modes.

### **Station #3: Urban Design, Art, and Parks (45 worksheets)**

Respondents selected Historic Modern (60.71%), Contemporary (42.86%), and Art Deco (39.29%) as their top three preferred architectural styles for the Art District. Respondents ranked Spanish Colonial/Mission Revival (66.67%), American Mercantile (46.67%), and Craftsman/Federation (26.67%) as their top three preferred architectural styles for the Historic District. In written responses and discussion at the workshop, some respondents also indicated a desire to keep the “eclectic” style of Lemon Grove and allow a combination of architectural styles; other respondents cited the need for a cohesive and uniform look.

Within the Art District, a majority of respondents cited a preference to see art used in street furniture (75.00%), murals and wall art (59.38%), façade or temporary storefront improvements (59.38%), and gateways and wayfinding signs (53.13%). In written responses, some respondents suggested that art celebrate the history and culture of Lemon Grove and, overall, be appropriate for a family-friendly environment. Concerns were raised regarding graffiti. Also within the Art District, a majority of

respondents identified a preference to see the following types of art-related uses: indoor and outdoor music and performance venues (75.00%), live-work units (71.43%), special events (67.86%), art studios (57.14%), and incubator/co-working/collective spaces (57.14%). Some respondents indicated that the development of an Art District should not preclude other uses.

Regarding the linear park concepts, the majority of respondents (73.53%) preferred Alternative 2 – Boardwalk Plaza, over Alternative 1 – Village Green (23.53%). With the Boardwalk Plaza Concept, respondents liked the pedestrian-friendly concept, including outdoor dining, a wider walking area in front of shops, and the versatility of public space that could be used for performances and festivals. Bike lanes and racks were also suggested. Respondents stated concerns regarding maintenance and voiced a need to incorporate drought-tolerant vegetation. Workshop attendees expressed a desire to see a hybrid of Alternatives 1 and 2 with additional green space incorporated into the design of the Boardwalk Plaza. General dislike for the palm trees shown in the concept exhibit was expressed along with suggestions for citrus trees or trees that produce a larger tree canopy.

A Broadway corridor business owner attended the workshop and she, along with other attendees, expressed concern that the improvements on the north side of Broadway under the Alternative 2 proposal favor the businesses on the north, which adds to the existing disparity between the conditions of the north and south sides of Broadway.

Workshop attendees in favor of Alternative 1 – Village Green, were pleased with the concert venue shown in the concept; however, pedestrian safety was a major concern with this alternative. Several attendees suggested safety fencing would be necessary between the expanded median and the vehicular lane. Mid-block crossings along the median were suggested as a way to allow pedestrians to safely cross the street and enable them to visit Broadway businesses with ease. Several attendees viewed the centered median as something that would draw visitors to the median and away from the businesses along Broadway.

A majority of respondents (75.76%) supported the concept of a pocket park requirement for new development; however, a small majority of respondents (52.94%) did not support additional dog parks in the Downtown study area. An overwhelming majority of respondents (94.29%) agreed with allowing live music events in public spaces.

#### **Station #4: Business and Economic Development (43 worksheets)**

A majority of respondents agreed with listed assets (89.74%) and constraints (86.49%). In general, respondents reiterated three main constraints – lack of strong identity, relatively low median household income, and lack of economic generators. Multiple respondents also identified increased trash, lack of maintenance or cleanliness, and homelessness as a problem within the Downtown Study Area. Existing vacant storefronts were also cited as a constraint to development.

A majority of respondents supported the strategies to revitalize the Downtown study area through the creation of Broadway mixed-use corridor (85.29%), Art District (85.29%), Employment District (88.24%), regional gathering place (81.82%), and Business Improvement District (80.00%). It should be noted for

context that a minority of respondents own property (31.58%) or own businesses (17.65%) within the Downtown Study Area. Those that identified as owning property and/or owning a business generally support all of the strategies to revitalize the Downtown study area; however, there was some opposition to the formation of a Business Improvement District due to concern regarding the costs that would be born to affected property-owners and/or businesses.

In written comments, respondents shared ideas for other implementation strategies and/or funding sources:

- Increase the utilization of Civic Center Park to foster the development of a regional gathering place
- Provide incentives for businesses; especially incentivize owners of south side of Broadway to clean-up
- Provide help to local residents that want to become business owners in Lemon Grove (e.g., expedite applications)
- Increase taxes on new business owners/corporations
- Decrease the cost of business licenses
- Create an Eco-Village concept to house the homeless
- Update building façades
- Plan for a hotel-conference center
- Offer other local tax incentives
- Some art could be used in financial gains

In addition, a respondent expressed concern regarding the gentrification and displacement that may result from economic development and stressed a need to balance the two competing interests.

#### **General Comments (47 worksheets and 8 E-mails)**

Most of the General Comments that were provided reiterated statements made at each station. A concern was raised, however, regarding the impacts Measure V, the medical marijuana initiative, may have on the plan. A specific request was also submitted to allow live entertainment within restaurants via a minor use permit. Other ideas were raised that include:

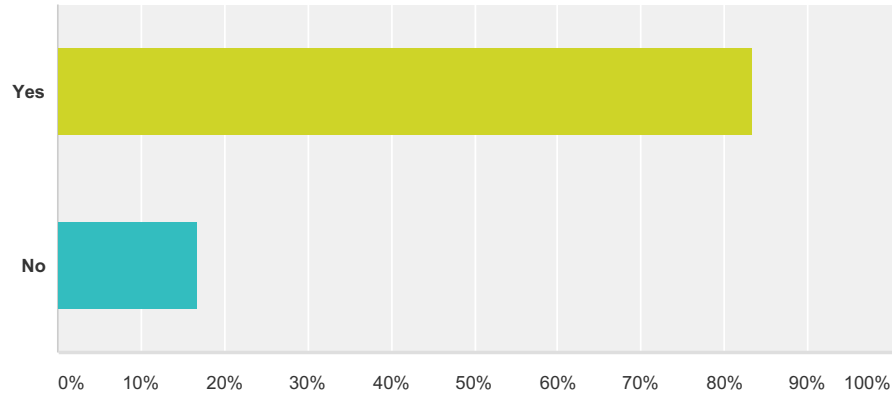
- Expand the facilities at the skate park;
- Include a community garden in the Civic Center or Historic District;
- Plan for a “wellness hub” that incorporates wellness, health, and social services;
- Create an overhead walkway to help pedestrians cross the Broadway and Lemon Grove Avenue intersection;
- Encourage a hotel-conference center within walking distance of the promenade (i.e., in the proposed historic district area);
- Host an annual lemon festival; and
- Include a fountain in the town square.

**Attachments:**

- Attachment 1: Station 1 – Land Use Summary Data
- Attachment 2: Station 2 – Mobility Summary Data
- Attachment 3: Station 3 – Urban Design, Art, and Parks Summary Data
- Attachment 4: Station 4 – Business and Economic Development Summary Data
- Attachment 5: General Comments Summary Data
- Attachment 6: Land Use Maps
  - 6A: Alternative 1
  - 6B: Alternative 2
  - 6C: No Change Alternative
- Attachment 7: Existing Roadway Classifications
- Attachment 8: Pedestrian and Bike Circulation Map
- Attachment 9: Vehicular Circulation Map
- Attachment 10: Art District Exhibit
- Attachment 11: Historic District Exhibit
- Attachment 12: Broadway Road Diet Concepts
  - 12A: Alternative 1 – Village Green
  - 12B: Alternative 2 – Boardwalk Plaza
- Attachment 13: Economic Development Exhibit

**Q1 With the Downtown Study Area, do you see the following neighborhoods? (An Art District?)**

Answered: 42 Skipped: 5

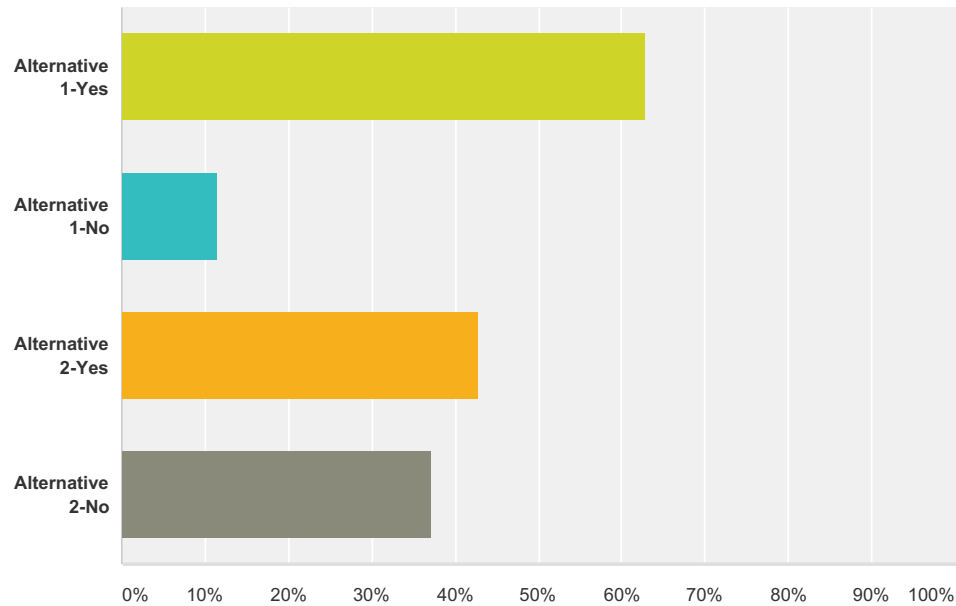


Answer Choices	Responses	
Yes	83.33%	35
No	16.67%	7
Total		42

# ATTACHMENT 1

## Q2 If yes, do you agree with the location and description of this district as shown in:

Answered: 35 Skipped: 12



Answer Choices	Responses	
Alternative 1-Yes	62.86%	22
Alternative 1-No	11.43%	4
Alternative 2-Yes	42.86%	15
Alternative 2-No	37.14%	13
Total Respondents: 35		

#	Comments	Date
1	There wasn't sufficient time to (study?) this carefully enough to form a solid opinion or meet what should where but feel: 1-(retail?) and enhance that "historic district" and improve broadway downtown village area, taking cue from Kensington to help unify architectural styles. Arts district okay, but more important are (?? on back of page?)	12/15/2016 12:00 PM
2	No more or limited low income	12/13/2016 2:29 PM
3	I love the idea of more mixed use, but like art district to be affordable, go 5 stories downtown and sprouts all along broadway along the freeway. keep this empty lots still available in Lemon Grove, if empty make them parks	12/13/2016 2:25 PM
4	My concern would be economic. What studies are available to show a positive economic impact? Lemon Grove is a very blue collar working class community. An arts district doesnt seem to be what we need to increase the tax base.	12/13/2016 2:13 PM
5	Parks and art plan 2 warerm and easy to walk, plan 1 not bad at all	12/13/2016 2:05 PM
6	Art district seems too rigid	12/13/2016 2:01 PM
7	3 stories max, smart growth option to promote community gathering/gardening	12/13/2016 1:41 PM
8	Real art space, commercial gallery, no urban "art", no spray paint "art", no smoke shops, no pot, no charity shops, 5 story predominant zoning from 2 mixed with alt 1	12/13/2016 1:40 PM

# ATTACHMENT 1

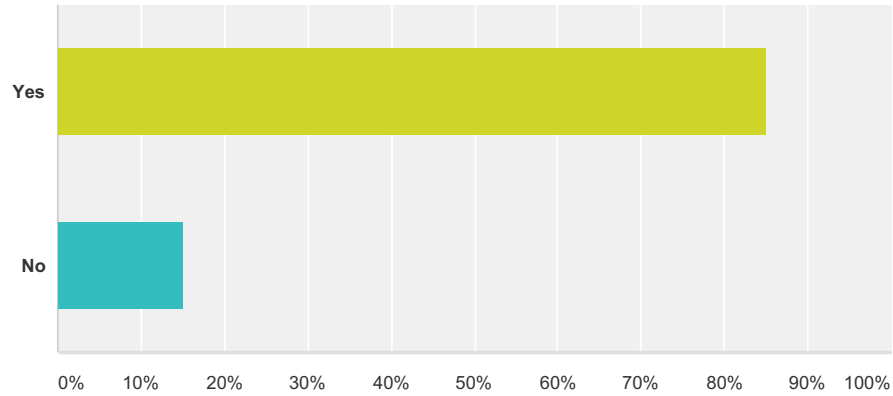
## Lemon Grove Workshop 2 - Neighborhoods and Land Use

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9	I like the idea of genuinely redeveloped/designated art district of town. In alternative 2, you mentioned that there would be less redevelopment over the larger art strip along broadway. Lemon grove needs more redevelopment not less. Having a unified and designated art district would attracts a significant crown who come here specifically for that. Maybe that would establish a new identity for lemon grove	12/13/2016 1:11 PM
10	I like the smaller arts district because its more feasible and stays away from the corporate vibe by Home Deport area. The residential area will support artists living near thier art studio etc. The residential area will support the village, businesses too	12/13/2016 12:58 PM
11	It would be beneficial to allow a hotel and a conference center into the Historical District. It would also be nice to bring more restaurants	12/13/2016 12:43 PM
12	I don't necessarily like either options. An art district is just art on the exterior. I do not want to see bunch of art galleries and housing to just go to them. I do not want 5 story building 3 is fine. Broadway should be a blend of both options. Business with residential with parking and walking with exteriors local art work on buildings	12/13/2016 12:06 PM
13	Not too much focus on an Art District	12/13/2016 11:58 AM
14	Promote business, art will follow	12/13/2016 11:48 AM
15	Presenters are too softly spoken and gym has echo problems. Can not hear all that is being said	12/13/2016 11:40 AM
16	Alt 1 is marginalized and highly likely to remain under-utilized. Alt 2 integrates art into the city. Arts and historic district do not have to be mutually exclusive. Greater employment zoning over residential will mean less community environment. Arts in main corridor broadway on Grove Grove	12/13/2016 11:30 AM
17	I like art off to the side in its own district, I do not want anymore multi story buildings, parking structure at North Ave right up against the freeway at new exit	12/13/2016 11:17 AM
18	Alternative 1 is too marginalized. Alternative 2 is too big a district. A mix would be better	12/13/2016 11:14 AM
19	I would like to see an Art gallery in my community. It will enhance the educational needs of youths and the rest of our residents. I will like to see it next to the Lemon Grove Community Church in the vacant adjacent lot next to it.	12/13/2016 11:08 AM
20	Would like to see a combo of arts and businesses on Broadway	12/13/2016 11:01 AM
21	Art district is usually very transit. Rents would be lower than current low which will keep the average household income low	12/13/2016 10:47 AM
22	#1 has more density in space	12/13/2016 10:29 AM

**Q3 With the Downtown Study Area, do you see the following neighborhoods? (A Historic District?)**

Answered: 40 Skipped: 7

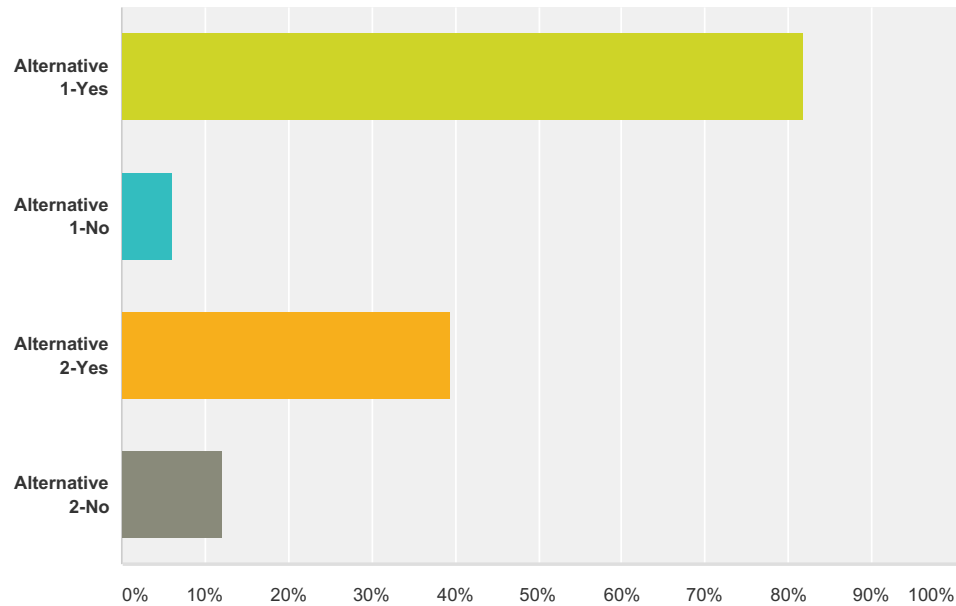


Answer Choices	Responses
Yes	85.00% 34
No	15.00% 6
Total Respondents: 40	

# ATTACHMENT 1

## Q4 If yes, do you agree with the location of this district as shown in:

Answered: 33 Skipped: 14

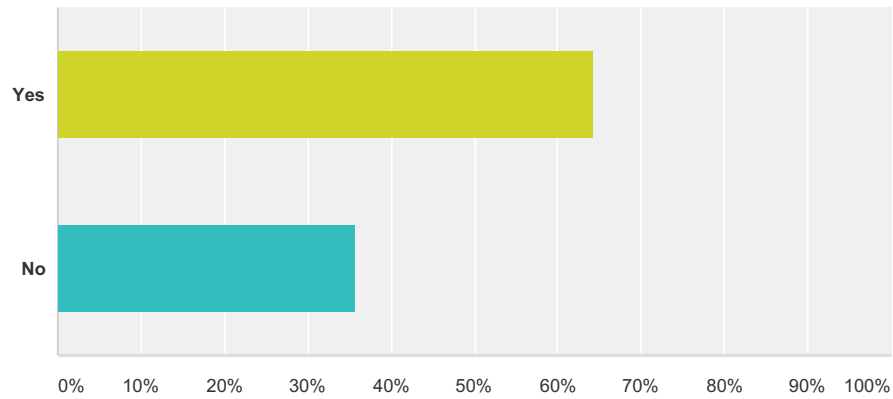


Answer Choices	Responses
Alternative 1-Yes	81.82% 27
Alternative 1-No	6.06% 2
Alternative 2-Yes	39.39% 13
Alternative 2-No	12.12% 4
Total Respondents: 33	

#	Comments	Date
1	Enhance historic district - keep building low profile in this area	12/15/2016 12:00 PM
2	Like to add underground parking	12/13/2016 2:28 PM
3	We should pay homage to our cultural and heritage history	12/13/2016 2:13 PM
4	One is very good	12/13/2016 2:05 PM
5	History is important. It brings so much to a community. It's a statement. It shows we have been around a long time and have built a culture and we are not going away	12/13/2016 12:58 PM
6	We do not need an entire district to history	12/13/2016 12:06 PM
7	Maybe combine both alternatives together and not focus so much on arts districts. Focus on people who want to open their own business within this 2 alternatives	12/13/2016 11:58 AM
8	Personally I think parking in the median instead of the park, extend width of sidewalks	12/13/2016 11:40 AM
9	Historic? Really 4-5 buildings do not make a historic district	12/13/2016 10:37 AM
10	Incorporate historic with arts	12/13/2016 9:58 AM

**Q5 An Enterprise and Employment District  
(as proposed in Alternative 2)?**

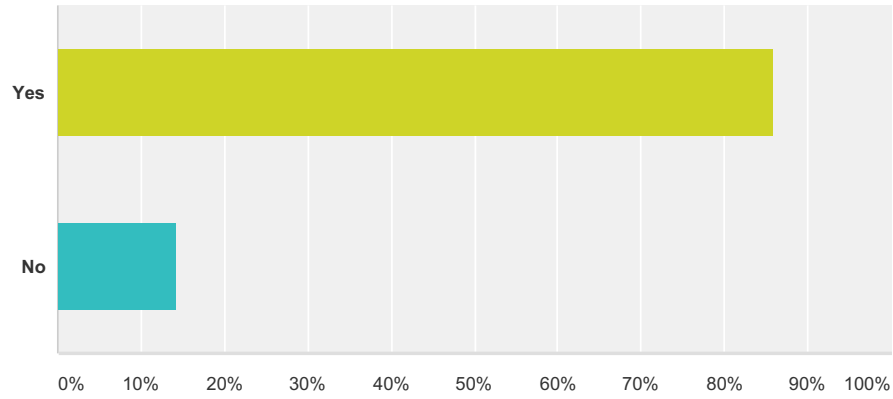
Answered: 28 Skipped: 19



Answer Choices	Responses
Yes	64.29% 18
No	35.71% 10
Total Respondents: 28	

## Q6 Broadway Mixed Use District (as proposed in Alternative 1)?

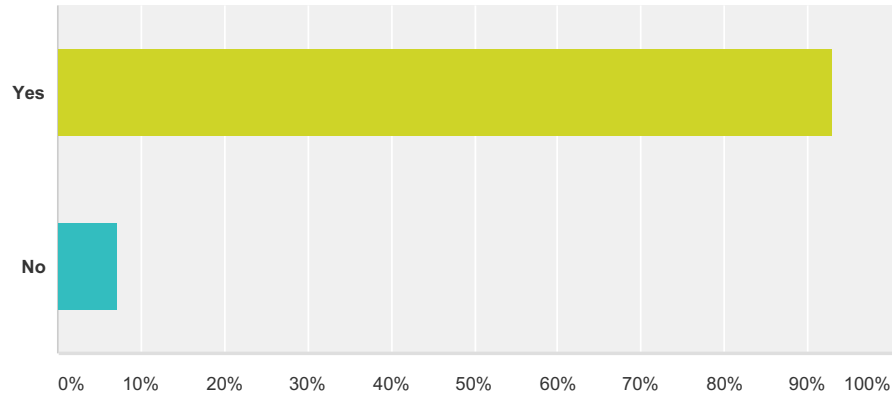
Answered: 35 Skipped: 12



Answer Choices	Responses	
Yes	85.71%	30
No	14.29%	5
Total Respondents: 35		

## Q7 Civic District (as proposed in both Alternatives 1 and 2)?

Answered: 28 Skipped: 19



Answer Choices	Responses
Yes	92.86% 26
No	7.14% 2
Total Respondents: 28	

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Lemon Grove Workshop 2 - Neighborhoods and Land Use

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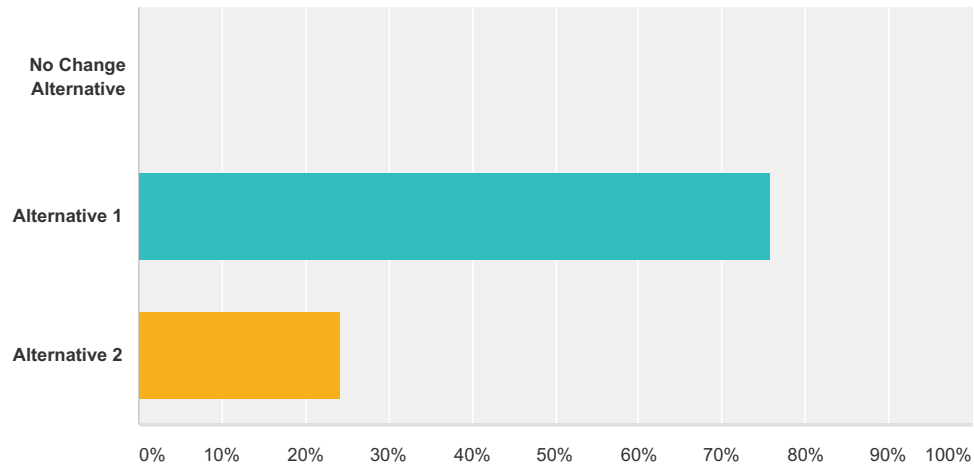
### **Q8 Are there any other neighborhoods or districts that you would like to see in the Downtown Study Area?**

Answered: 13 Skipped: 34

#	Responses	Date
1	Enterprise District - not so much. Mixed Use District -only is building don't block the view from this area. Civic District - Dont recall proposal - keep historic structures, retrofit and enhance. The historic buildings are really ugly and look like modern day projects. Please don't make any new buildings ugly like this, control the design more and vote. Enlist good architects, green spaces, playgrounds where (??) kids can play	12/15/2016 12:00 PM
2	Lots of good restaurants	12/13/2016 2:25 PM
3	Light industries, machine shops, repair, mom and pop	12/13/2016 2:17 PM
4	I would like to see an enterprise and employment district fit into alternative 1	12/13/2016 2:07 PM
5	Number 1	12/13/2016 2:05 PM
6	West of Broadway to Spring Valley boarder (south golden ave)	12/13/2016 1:41 PM
7	Art and culture about historic lemon grove	12/13/2016 12:43 PM
8	There should not be a label for "art, historic, employment, civic district" blend everything together not separate	12/13/2016 12:06 PM
9	Incentivize LEED/GPR and innovative commercial enterprise or startups promoting eco-friendly products and services	12/13/2016 11:37 AM
10	Living above businesses need to be focused to young adults and not family large living	12/13/2016 11:17 AM
11	Hotel and conference center in historic area (rooftop mezzanine)	12/13/2016 11:01 AM
12	Hotel and conference center in Historic area and rooftop mezzanine	12/13/2016 10:51 AM
13	No	12/13/2016 10:37 AM

## Q9 What is your preferred alternative?

Answered: 33 Skipped: 14



Answer Choices	Responses
No Change Alternative	0.00% 0
Alternative 1	75.76% 25
Alternative 2	24.24% 8
<b>Total</b>	<b>33</b>

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Lemon Grove Workshop 2 - Neighborhoods and Land Use

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## Q10 Why is this your preferred alternative?

Answered: 23 Skipped: 24

#	Responses	Date
1	I prefer whichever would (?) more housing around the trolley, condos, mixed use, plan for commuters to downtown San Diego. Don't make buildings too high - use the four stories so that we can still have the open feel, views of the sunset	12/15/2016 12:00 PM
2	Expand apartments	12/13/2016 2:31 PM
3	Hoping for additional underground parking	12/13/2016 2:28 PM
4	Want a combination of the two alternatives	12/13/2016 2:25 PM
5	Closer to trolley and freeway connections	12/13/2016 2:17 PM
6	Love mixed use	12/13/2016 2:07 PM
7	I think the primary redevelopment should be focused on the village and trolley areas; would have the biggest impact	12/13/2016 1:43 PM
8	New urban growth, higher tax base, population density	12/13/2016 1:40 PM
9	(In regards to the text underneath Part II) This part is somewhat confusing. I am not sure how to respond	12/13/2016 1:11 PM
10	To me its much more encouraging for businesses to have the energy to be in front of their stores	12/13/2016 1:04 PM
11	Bigger area for cafe patio areas, better flow of traffic between automobiles and pedestrians, bigger walking area for an art walk or farmers market	12/13/2016 12:58 PM
12	Allows higher buildings to support additional building ie theaters, restaurants, etc.	12/13/2016 12:43 PM
13	None - I like more blended of commercial, residential, small businesses, entertainment within 3 story buildings	12/13/2016 12:06 PM
14	Prefer Alternative 2 but not the whole concept to it	12/13/2016 11:58 AM
15	I don't like the idea of 5 story buildings. I'm in favor of 3 story or less	12/13/2016 11:51 AM
16	Housing crisis. Need residential units within 1/2 miles to trolley station. State encourages green solutions. If we don't actively address this higher chance of homeless people	12/13/2016 11:37 AM
17	It allows high story buildings	12/13/2016 11:08 AM
18	Greater density and higher buildings will generate more enterprise destinations (people would want to come here)	12/13/2016 11:01 AM
19	Because it would be a "necessary leisure"	12/13/2016 10:54 AM
20	Greater density and higher building will generate more enterprise and "destination"	12/13/2016 10:51 AM
21	I like art district	12/13/2016 10:37 AM
22	More mix, more diverse use! Large buildings by freeway not in my downtown corridor	12/13/2016 10:29 AM
23	More options - more opportunities to attract residents and businesses	12/13/2016 9:58 AM

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### **Q11 What would you change about the No Change Alternative?**

Answered: 9 Skipped: 38

#	Responses	Date
1	Horrible idea	12/13/2016 2:07 PM
2	Everything	12/13/2016 1:40 PM
3	Just modernize it and clean it up	12/13/2016 1:11 PM
4	Add more common area and businesses	12/13/2016 12:43 PM
5	Everything! The street, the lights (dont match), businesses, transient population, the section 8 building currently being developed	12/13/2016 12:06 PM
6	Consider Tiny House Village zoning downtown with strict CCNRs for aesthetics. Model homes in a "mini community" with much smaller homes (480 sf) and lots (1000 sf)	12/13/2016 11:37 AM
7	Change is needed	12/13/2016 11:17 AM
8	If there is never change, progress will slow to a halt and downtown would look like a crowded "ghost town"	12/13/2016 10:54 AM
9	Everything - what we have isn't working	12/13/2016 9:58 AM

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Lemon Grove Workshop 2 - Neighborhoods and Land Use

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### Q12 What would you change about Alternative 1?

Answered: 16 Skipped: 31

#	Responses	Date
1	Add underground parking - go to 5 stories in some places	12/13/2016 2:28 PM
2	Raise property heights, parking, tax breaks to encourage growth density	12/13/2016 1:40 PM
3	Hotel and conference centers within the historic district with an art gallery in the lobby. Hotel 2 of the stories for rooms on 2 floors totally 16 rooms 1st level. Boutiques and parking	12/13/2016 1:36 PM
4	Reduce 5 story to 3-4 stories. Five stories is too much.	12/13/2016 1:11 PM
5	Nothing I can think of	12/13/2016 12:43 PM
6	Too many commercial! Big businesses will take over. We want to give small business local owners to invest.	12/13/2016 12:06 PM
7	5 stories - no commercial in this plan should be mixed	12/13/2016 11:58 AM
8	The height of the building, only allow up to 3 stories	12/13/2016 11:51 AM
9	Expand art district to Broadway east of Lemon Grove Ave	12/13/2016 11:14 AM
10	To allow a 5 story hotel in the historic district	12/13/2016 11:08 AM
11	Allow a hotel and conference center in the historic district 4-5 story	12/13/2016 11:01 AM
12	Allow an art, hotel/conference center say 5 story hotel in the art district	12/13/2016 10:54 AM
13	Allow a hotel and conference center in the historic district 4-5 story	12/13/2016 10:51 AM
14	Change Sprouts area to Alternative 2 use	12/13/2016 10:37 AM
15	Have more stores	12/13/2016 10:29 AM
16	Tie more into East Broadway corridor	12/13/2016 9:58 AM

## ATTACHMENT 1

Lemon Grove Workshop 2 - Neighborhoods and Land Use

SurveyMonkey

### **Q13 What would you change about Alternative 2?**

Answered: 9 Skipped: 38

#	Responses	Date
1	Add more residential	12/13/2016 2:25 PM
2	Fit in an economic employment district	12/13/2016 2:07 PM
3	Density higher, more retail x commercial office space	12/13/2016 1:40 PM
4	Incorporate more revitalization. You mentioned that it would have less revitalization than alt 1	12/13/2016 1:11 PM
5	One reason I like alternative one better is the more "village" feel so I would want to make sure alternative 2 doesn't lose a "village" feel	12/13/2016 12:58 PM
6	Blend everything together	12/13/2016 12:06 PM
7	Too much commercial need to mix it up with residential	12/13/2016 11:58 AM
8	I do not like this idea at all. I don't want Lemon Grove to become industrial or a bunch of office buildings.	12/13/2016 10:37 AM
9	Too limited	12/13/2016 9:58 AM

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Lemon Grove Workshop 2 - Neighborhoods and Land Use

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## Q14 Other comments:

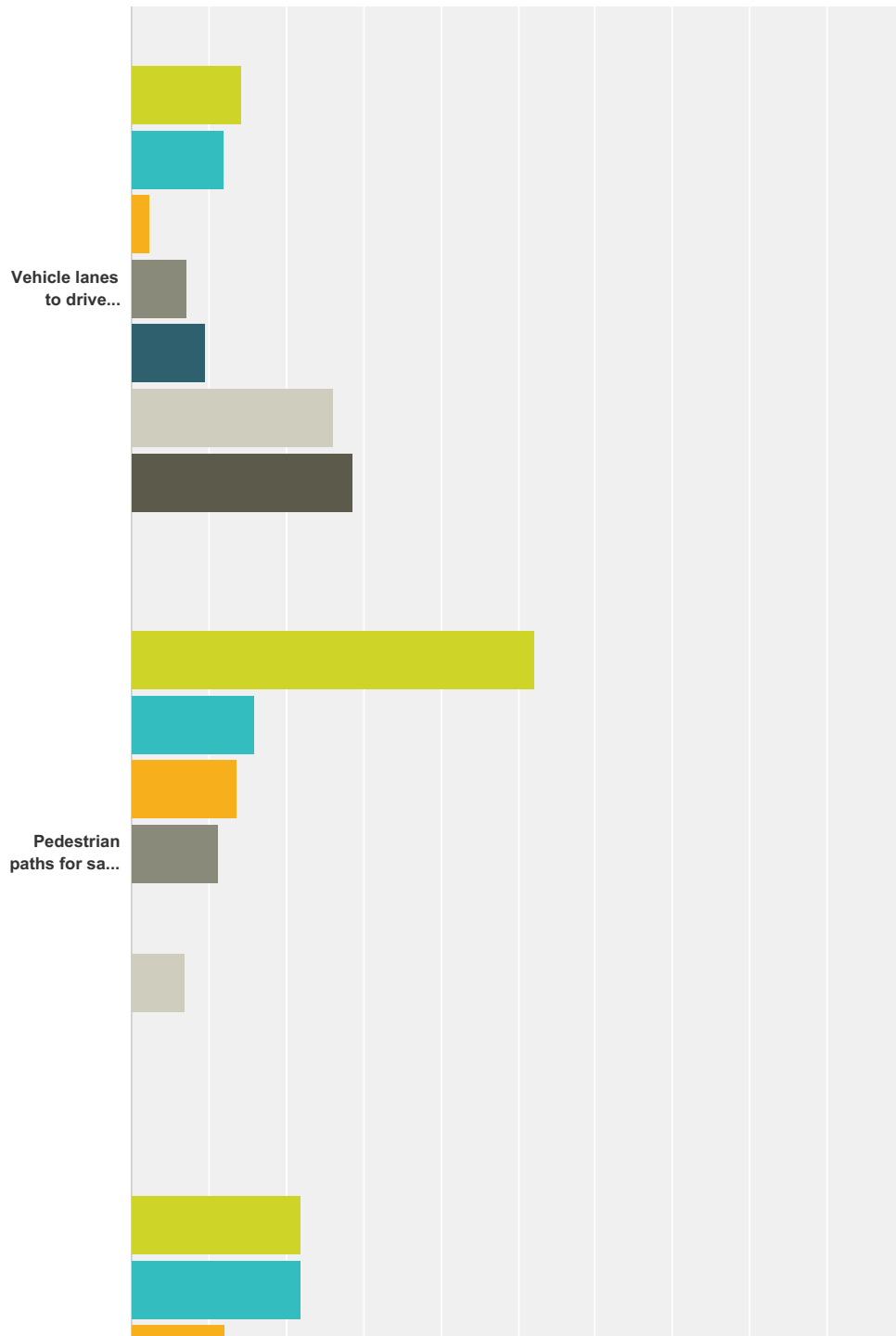
Answered: 9 Skipped: 38

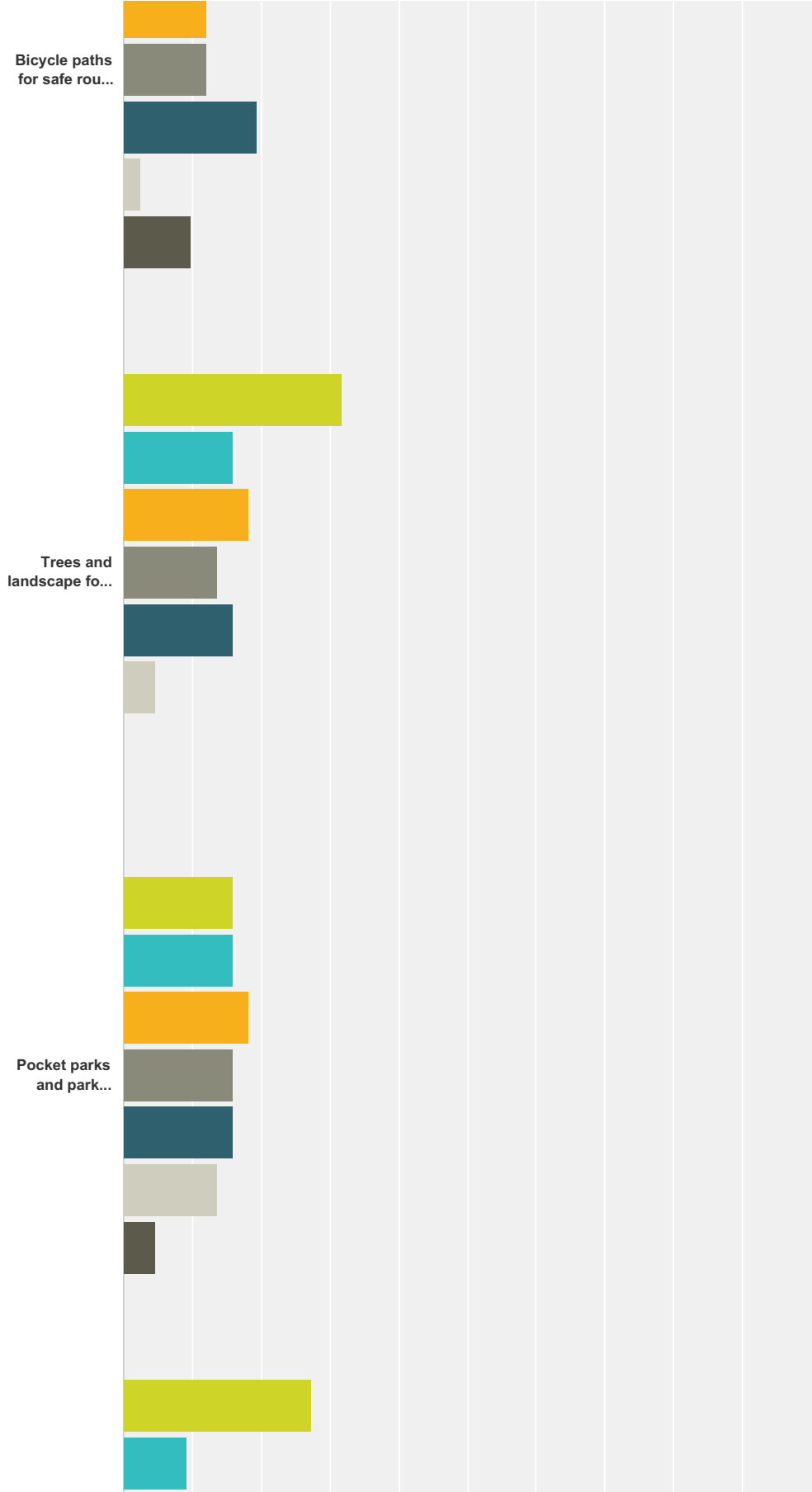
#	Responses	Date
1	High density - apartment especially can attract a transient population - talk to El Cajon about area around Emerald Junior High and the change in zoning. If the rent is "reasonable" we could have a high turnover with little long term benefit	12/13/2016 2:22 PM
2	Are there opportunities/possibilities for rezoning for more open spaces	12/13/2016 1:41 PM
3	Clean up, get rid of excess tattoo shops, no pot dispensaries nor smoke/porn shops. Get rid of adult book store.	12/13/2016 1:11 PM
4	Alternative 2 seems to support different types of retail that is there currently. Emphasize landscape in alternative 2 so there is still a very green feel	12/13/2016 12:58 PM
5	Too many commercial use, giving way too much to artists, buildings too tall	12/13/2016 12:06 PM
6	1 up to 5 stories 2 up to 2 stories	12/13/2016 11:17 AM
7	High density development of Broadway (south side) between Lemon Grove Ave and Kempf needs to go hand in hand with fixing Golden Ave	12/13/2016 11:14 AM
8	I'm on the south side of Lemon Grove, need more input into crosswalks, homeless, and bathrooms	12/13/2016 10:40 AM
9	Need adequate parking, can have large buildings near freeway, should be architecturally consistent, more mixed use, park and playgrounds	12/13/2016 10:29 AM

## ATTACHMENT 2

**Q1 Within the Downtown Study Area, please rank the following street right-of-way infrastructure improvements in order of your personal preference or based on your vision for the downtown study area (7 highest ranking; 1 lowest ranking)?**

Answered: 46 Skipped: 2

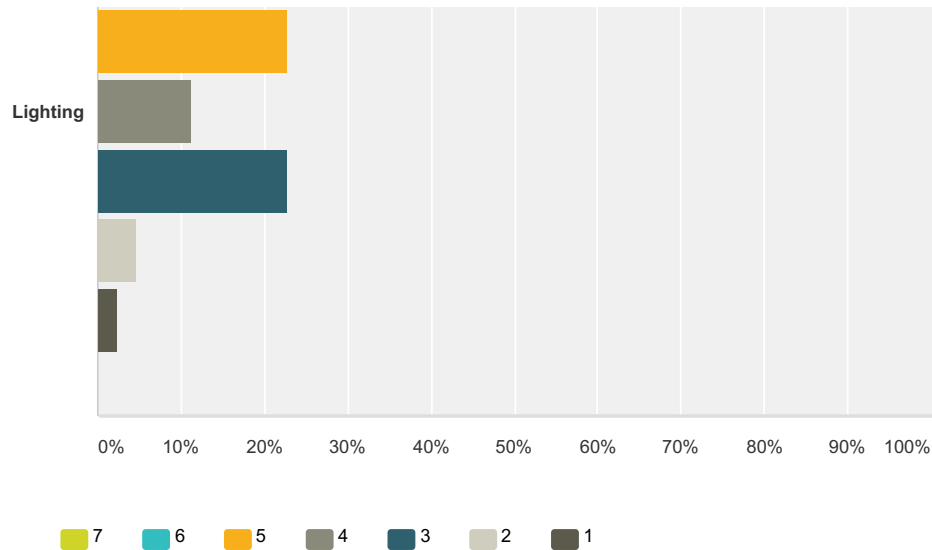




# ATTACHMENT 2

## Lemon Grove Workshop 2 - Mobility (Station 2)

SurveyMonkey



	7	6	5	4	3	2	1	Total
Vehicle lanes to drive quickly	14.29% 6	11.90% 5	2.38% 1	7.14% 3	9.52% 4	26.19% 11	28.57% 12	42
Pedestrian paths for safe routes within downtown	52.27% 23	15.91% 7	13.64% 6	11.36% 5	0.00% 0	6.82% 3	0.00% 0	44
Bicycle paths for safe routes within downtown	21.95% 9	21.95% 9	12.20% 5	12.20% 5	19.51% 8	2.44% 1	9.76% 4	41
Trees and landscape for shade, beautification and greenhouse gas reduction	31.82% 14	15.91% 7	18.18% 8	13.64% 6	15.91% 7	4.55% 2	0.00% 0	44
Pocket parks and park amenities (e.g. tot lots, swings, benches, trash receptacles)	15.91% 7	15.91% 7	18.18% 8	15.91% 7	15.91% 7	13.64% 6	4.55% 2	44
Lighting	27.27% 12	9.09% 4	22.73% 10	11.36% 5	22.73% 10	4.55% 2	2.27% 1	44

#	Other (please specify)	Date
1	Add to 6 ranking - Pocket parks, etc. and wellness/exercise park. Placemaking for community services. Need open spaces for whole family youth and seniors	12/21/2016 9:45 AM
2	Add to 6 ranking - Trees and landscape, etc. and native plants.	12/19/2016 4:42 PM
3	Should be a seamless way for vehicles to get thru downtown. However, it is important for more safe pathways w/lights.	12/19/2016 4:40 PM
4	maximize lighting for safety for pedestrian walkways	12/19/2016 4:38 PM
5	People drive fast enough - but people are safer that way	12/19/2016 4:38 PM
6	Please consider planting large native trees that will provide shade, enlist native plant experts - I have some connections in this area.	12/19/2016 4:37 PM
7	An exhibit of some kind (sculptures, mosaics, etc.)	12/19/2016 4:33 PM
8	Parking back in instead of forward	12/19/2016 3:58 PM
9	Stop signs - Would like to see improvement on alternate routes for quicker access to freeway	12/19/2016 3:54 PM
10	speed bumps	12/19/2016 3:52 PM
11	There are enough ways to get around town - don't need lanes to drive fast	12/19/2016 3:50 PM
12	Electric golf carts, Segway, electric bike rental, anything safe for motorized wheelchair, for example	12/19/2016 3:49 PM

## ATTACHMENT 2

### Lemon Grove Workshop 2 - Mobility (Station 2)

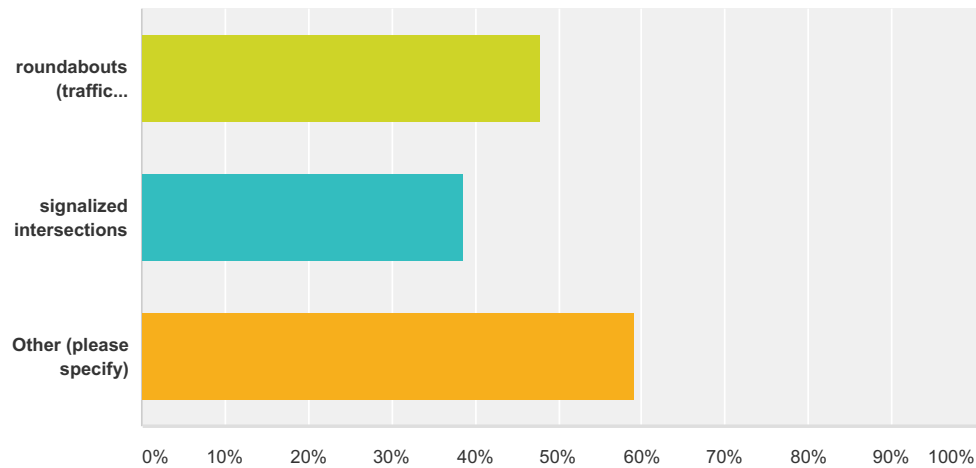
SurveyMonkey

13	Pedestrian paths and Bicycle paths are more important once its visually and practically enjoyable. Comment on 6th ranking (pocket parks, etc.) - concerned they may attract transient populations loitering.	12/19/2016 3:48 PM
14	Add to 1 ranking - Bicycle paths etc. - no - too dangerous. A walking experience thru the historic district would be a wonderful destination (plant lemon trees!)	12/19/2016 3:41 PM
15	A walking experience through the Historic District would be a wonderful destination.	12/19/2016 3:29 PM
16	Many lights are out and most side street don't have lights. Adding biking and walking paths are not safe if we don't increase lighting.	12/19/2016 3:28 PM
17	Pocket parks are homeless encampments in LG	12/19/2016 3:18 PM
18	lighting and trees are both very important for pedestrian movement and safety	12/19/2016 3:13 PM
19	Safety. Sometimes when I'm walking with my young daughter or alone, I feel unsafe due to the kinds of people on the routes I take. Fore example, the corner store on Main Street and Broadway.	12/19/2016 3:00 PM
20	Up keep and maintenance of enjoyment areas	12/19/2016 2:57 PM
21	I would ride my bikie more if there were safe bike paths to move around Lemon Grove	12/19/2016 2:53 PM
22	Illumination is key to nighttime safety. Shade would encourage many people to get out and walk in the S. CA type hot weather environment. Pocket parks could encourage homelessness.	12/19/2016 2:50 PM
23	Walking paths around parks	12/19/2016 2:44 PM
24	Our priorities should reduce our carbon footprint, and increase health and fitness by encouraging walking and biking.	12/19/2016 2:01 PM

## ATTACHMENT 2

**Q2 Within the Downtown Study Area, please circle if you would prefer intersections to be roundabouts (traffic circles) or signalized intersections.**

Answered: 44 Skipped: 4



Answer Choices	Responses
roundabouts (traffic circles)	47.73% 21
signalized intersections	38.64% 17
Other (please specify)	59.09% 26
Total Respondents: 44	

#	Other (please specify)	Date
1	I'm in favor of trying roundabouts	12/19/2016 4:42 PM
2	Signalized interactions. Roundabouts are usually confusing and people tend to panic in roundabouts.	12/19/2016 4:40 PM
3	good idea for minor intersections, not major	12/19/2016 4:38 PM
4	Love this idea! Would be awesome to have these. Can also plant in the roundabout maybe trees here, too.	12/19/2016 4:37 PM
5	less road rage	12/19/2016 4:33 PM
6	I like roundabouts	12/19/2016 4:04 PM
7	I like the idea of roundabouts to the extent possible	12/19/2016 3:58 PM
8	Adopt Vision Zero	12/19/2016 3:58 PM
9	roundabouts are too confusing	12/19/2016 3:55 PM
10	landscaping w/in roundabout or art sculptures	12/19/2016 3:50 PM
11	roundabouts are a good beautification opportunity	12/19/2016 3:48 PM
12	crosswalk in downtown (bad)	12/19/2016 3:44 PM
13	Yes to roundabouts (2 lanes)	12/19/2016 3:41 PM
14	2-lane	12/19/2016 3:29 PM
15	Roundabouts work wonderfully	12/19/2016 3:18 PM

## ATTACHMENT 2

### Lemon Grove Workshop 2 - Mobility (Station 2)

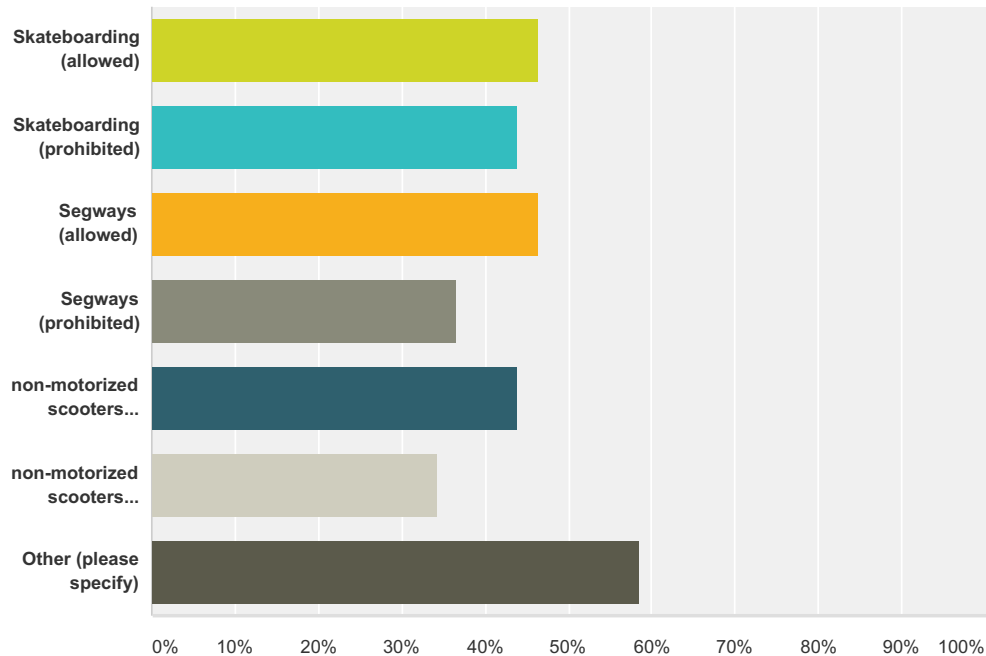
SurveyMonkey

16	I'm open to it - would naturally depend on the specific intersection	12/19/2016 3:13 PM
17	Not enough info on roundabouts	12/19/2016 3:05 PM
18	As a pedestrian, I feel safer with a signal for crossing.	12/19/2016 3:00 PM
19	Roundabouts properly designed.	12/19/2016 2:57 PM
20	2 land roundabouts if giving this route	12/19/2016 2:53 PM
21	Roundabouts would be good near Olive + Broadway and Kempf + Broadway. Also, near Kempf and Golden Ave.	12/19/2016 2:50 PM
22	Roundabouts will add more of a historical feel. I do agree that the roundabouts should be 2 lanes.	12/19/2016 2:44 PM
23	Roundabouts two lanes	12/19/2016 2:41 PM
24	Singnals. Roundabouts confuse people.	12/19/2016 2:01 PM
25	Good idea	12/19/2016 1:54 PM
26	Living in Borrego Springs, we have a roundabout which serves our village exceptionally well. Our weekends have a large influx of people and still handles all traffic.	12/13/2016 12:59 PM

## ATTACHMENT 2

**Q3 Within the Downtown Study Area, please circle if you would prefer skateboarding, Segways, and non-motorized scooters to be allowed or prohibited as a basic mode of transportation.**

Answered: 41 Skipped: 7



Answer Choices	Responses
Skateboarding (allowed)	46.34% 19
Skateboarding (prohibited)	43.90% 18
Segways (allowed)	46.34% 19
Segways (prohibited)	36.59% 15
non-motorized scooters (allowed)	43.90% 18
non-motorized scooters (prohibited)	34.15% 14
Other (please specify)	58.54% 24
Total Respondents: 41	

#	Other (please specify)	Date
1	Okay in bike lanes or an expanded pedestrian promenade	12/19/2016 4:42 PM
2	It becomes too much to allow all. Vehicles, bikes and walking is enough.	12/19/2016 4:40 PM
3	would be nice to have in downtown, everyone should be able to, but with limits	12/19/2016 4:38 PM
4	Definitely need something that's safe for older people. Big lower income, there are many other people here and we need to help make getting around easier for them.	12/19/2016 4:37 PM

## ATTACHMENT 2

### Lemon Grove Workshop 2 - Mobility (Station 2)

SurveyMonkey

5	sure that would work	12/19/2016 4:33 PM
6	Rules are needed though that they can't ruin property (skateboards)	12/19/2016 4:03 PM
7	Only allow as long as not interfere w/the progress of the downtown village growth plan.	12/19/2016 3:58 PM
8	Riders don't always have adequate control of skateboard, etc. - or common courtesy for that matter	12/19/2016 3:55 PM
9	inattentive youth = hazard	12/19/2016 3:52 PM
10	Prohibited - based on parks design in Section 3 don't see where there's accessibility or room	12/19/2016 3:50 PM
11	none	12/19/2016 3:44 PM
12	No skateboarding scooter, just walking and those confined to alternative modes of transport (wheelchair)	12/19/2016 3:43 PM
13	As a registered nurse, I foresee too many serious accidents with skateboarding/non-motorized scooters.	12/19/2016 3:41 PM
14	electric - yes; gas - no	12/19/2016 3:24 PM
15	Skateboards prohibited	12/19/2016 3:18 PM
16	Depends on sidewalk width	12/19/2016 3:13 PM
17	Yes, I will certainly prefer that skateboarding be allowed for the youth of the Lemon Grove communities as a mean of Recreation.	12/19/2016 3:08 PM
18	I prefer no skateboarding, segway, or other scooters, etc. It can cause accidents.	12/19/2016 3:05 PM
19	I'm neutral on this	12/19/2016 3:00 PM
20	No skateboarding	12/19/2016 2:57 PM
21	Must be at a safe speed	12/19/2016 2:53 PM
22	I'm not sure. Probably yes, for skateboarding but no for segways.	12/19/2016 2:50 PM
23	Safety! By having this section I believe that it will increase safety of skateboarding, etc...as well as vehicles	12/19/2016 2:44 PM
24	PROHIBITED. Enforcement and courtesy issues arise.	12/19/2016 2:01 PM

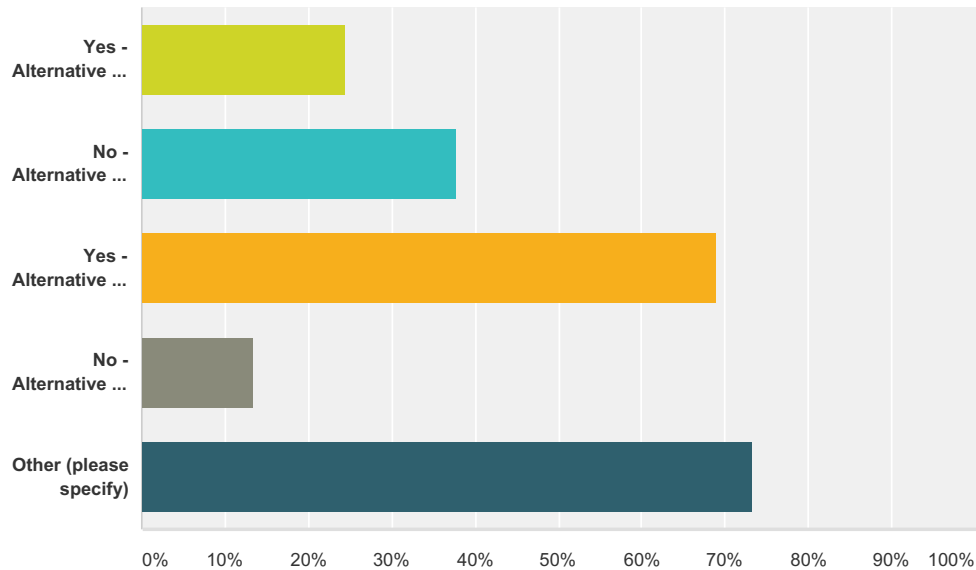
## ATTACHMENT 2

Lemon Grove Workshop 2 - Mobility (Station 2)

SurveyMonkey

### Q4 Within the Downtown Study Area, are you supportive of:

Answered: 45 Skipped: 3



Answer Choices	Responses
Yes - Alternative 1 (Village Green)	24.44% 11
No - Alternative 1 (Village Green)	37.78% 17
Yes - Alternative 2 (Boardwalk Plaza)	68.89% 31
No - Alternative 2 (Boardwalk Plaza)	13.33% 6
Other (please specify)	73.33% 33
Total Respondents: 45	

#	Other (please specify)	Date
1	see advantages to both	12/19/2016 4:42 PM
2	#1 brings safety risks when a middle "park" is created. People tend to not pay attention and cars zooming thru bring a dangerous scenario.	12/19/2016 4:40 PM
3	Village Green - maybe; green space needs to be continuous; other improvements need to happen	12/19/2016 4:38 PM
4	Combo of Alternative 1 and Alternative 2. If center median, make sure there's short fences so kids don't run in street. However, can the boardwalk be more of a green space? Less landscape but more trees and pockets for play? Trees could shade diners in the outside dining areas.	12/19/2016 4:37 PM
5	It would be a good idea	12/19/2016 4:33 PM
6	Alternative 1 seems like its trying to be another park that is disconnected from the storefronts. Alternative 2 seems to appeal to the businesses which I like more.	12/19/2016 4:04 PM
7	Alternative 2 seems safer and better flow between automobiles and pedestrians	12/19/2016 4:03 PM
8	Parking should be marked to back in. Plaza if sidewalk cafe/restaurants are encouraged, otherwise, Village Green.	12/19/2016 3:58 PM
9	#1 dangerous for little area, harder to maintain, distracting to motorists	12/19/2016 3:55 PM

## ATTACHMENT 2

### Lemon Grove Workshop 2 - Mobility (Station 2)

SurveyMonkey

10	Maybe supportive of Alternative 1. Should be public restrooms of some kind	12/19/2016 3:54 PM
11	Add a bike lane Class I bike path. More walkable. Need to add a bike lane where we can.	12/19/2016 3:53 PM
12	Neither	12/19/2016 3:52 PM
13	Concern about one lane each way - parking backs out into one lane - slows flow - right now we have separate parking off-street. I like Plaza can we also create good parking?	12/19/2016 3:51 PM
14	separate bike lane from traffic lane - move to outside traffic lane	12/19/2016 3:50 PM
15	How about building parking structures downtown, park and ride, etc. Bicyclists are not safe in the same lanes as cars. Consider a divided bike/pedestrian path option, as is common in Europe. (See respondent's hand-drawing).	12/19/2016 3:49 PM
16	bathroom that are timed	12/19/2016 3:44 PM
17	Sidewalks in Village Green is too small!	12/19/2016 3:43 PM
18	I am for free parking only	12/19/2016 3:41 PM
19	Traffic lanes should be for transitioning not for looking for a parking spot. Move parking to behind businesses.	12/19/2016 3:24 PM
20	A well lit Plaza. Clean, open uniform buildings	12/19/2016 3:18 PM
21	Both plans are good - but they MUST include pavement improvement and traffic calming on Golden between Lemon Grove and Kempf. People already use that route to avoid Broadway and both alternatives would encourage more drivers to use Golden to avoid Broadway	12/19/2016 3:13 PM
22	It will make it easier for the Lemon Grove pedestrian	12/19/2016 3:08 PM
23	Neither - put the boardwalk somewhere else like between the fire dept. and Union Bank on Lemon Grove Ave. (off the main drag (Broadway))	12/19/2016 3:05 PM
24	Either would be find for me, but as a mom with a young child I feel Alternative 2 is a safer bet for me	12/19/2016 3:00 PM
25	Trees should be planted for shade taking into consideration not covering business signage. Therefore trees on middle would be great, not as next to buildings	12/19/2016 2:57 PM
26	No middle boardwalk	12/19/2016 2:53 PM
27	Village Green is a nice concept but the land seems too small to have a central park. Traffic on either side of the median does not lend itself to entertainment nor gatherings. Both alternatives have shared bike/car lane. Bikes need their own Class 1 bike path.	12/19/2016 2:50 PM
28	Both options are great. Think the plaza option is better because of water conservation.	12/19/2016 2:44 PM
29	Either works	12/19/2016 2:41 PM
30	Village Green - would like a pedestrian over ramp walk; pedestrian ramp/walk over traffic; with public restrooms (fee and timed) and over the traffic pedestrian ramp. Prioritize pedestrians on LG/Broadway to Columbia. Trucks should be routed to streets behind businesses. Bicycle lanes should be with wider streets not the "village" way.	12/19/2016 2:08 PM
31	Village seems to have more traffic and parking concerns. Boardwalk looks to be more pedestrian friendly.	12/19/2016 2:01 PM
32	Boardwalk Plaza - More so than village green; Village Green - Less so; I would love either but Alternative 2 is better based on driving our economy in our expansion	12/19/2016 1:54 PM
33	need public restroom. need to be considered to use a perpendicular parking.	12/13/2016 12:10 PM

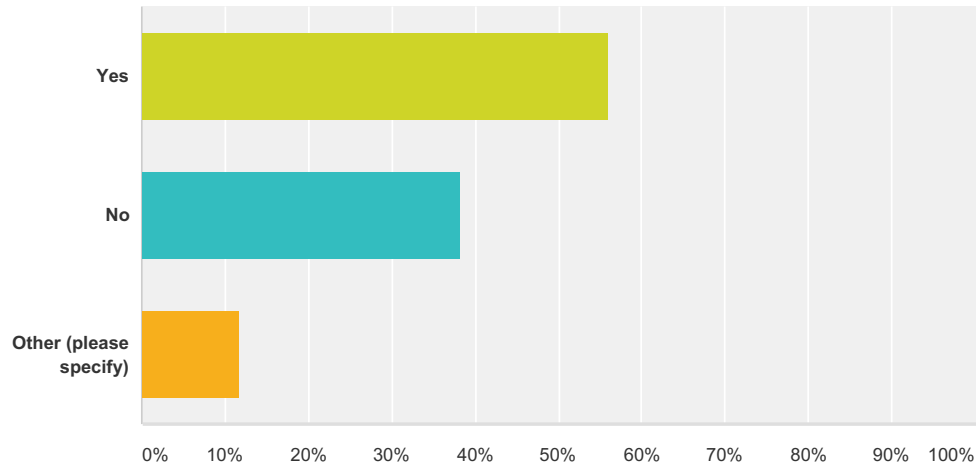
## ATTACHMENT 2

Lemon Grove Workshop 2 - Mobility (Station 2)

SurveyMonkey

### Q5 Within the Downtown Study Area, are you supportive of all of the proposed locations for Truck/Vehicle routes?

Answered: 34 Skipped: 14



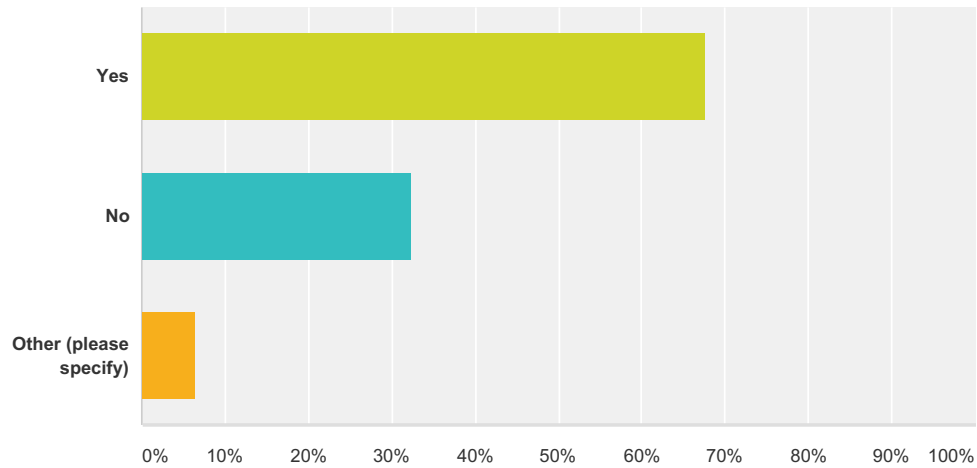
Answer Choices	Responses
Yes	55.88% 19
No	38.24% 13
Other (please specify)	11.76% 4
Total Respondents: 34	

#	Other (please specify)	Date
1	Not Lincoln St.	12/19/2016 4:42 PM
2	Without Lincoln and School Lane	12/19/2016 3:50 PM
3	not if the Broadway corridor is improved for park median or change delivery time to off-peak hours	12/19/2016 3:48 PM
4	I didn't get a good look at the map, so I can't comment	12/19/2016 3:13 PM

## ATTACHMENT 2

### Q6 Are you supportive of the Minor Local Route street concept as shown above?

Answered: 31 Skipped: 17

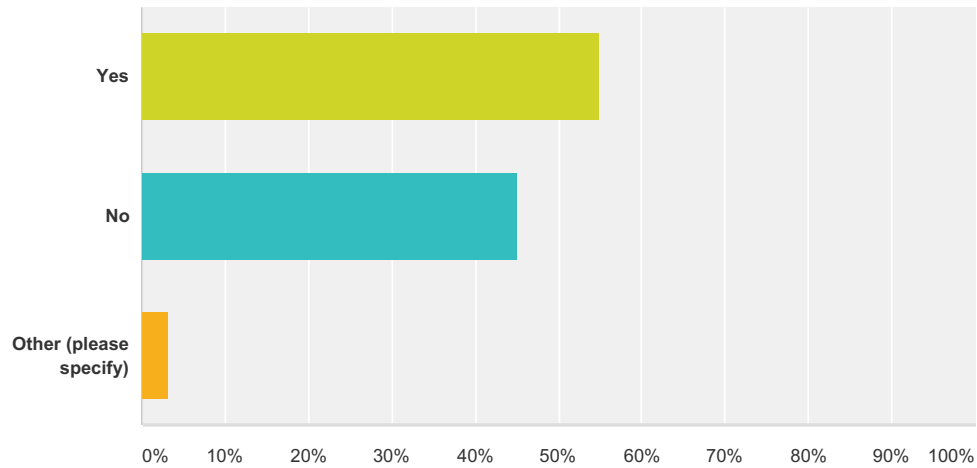


Answer Choices	Responses
Yes	67.74% 21
No	32.26% 10
Other (please specify)	6.45% 2
Total Respondents: 31	

#	Other (please specify)	Date
1	Bike sharing is awful for traffic control	12/19/2016 3:18 PM
2	Yes - but bike lanes!	12/19/2016 3:13 PM

### Q7 Are you supportive of the Major Local Route street concept as shown above?

Answered: 31 Skipped: 17



Answer Choices	Responses
Yes	54.84% 17
No	45.16% 14
Other (please specify)	3.23% 1
Total Respondents: 31	

#	Other (please specify)	Date
1	Needs separate bike lanes	12/19/2016 1:54 PM

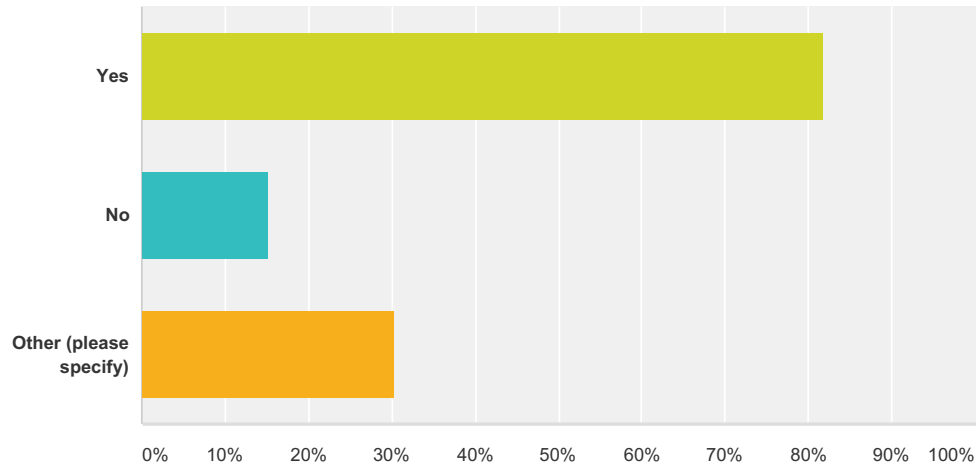
## ATTACHMENT 2

Lemon Grove Workshop 2 - Mobility (Station 2)

SurveyMonkey

### Q8 Are you supportive of the Lemon Grove Avenue and Broadway street concept as shown above?

Answered: 33 Skipped: 15



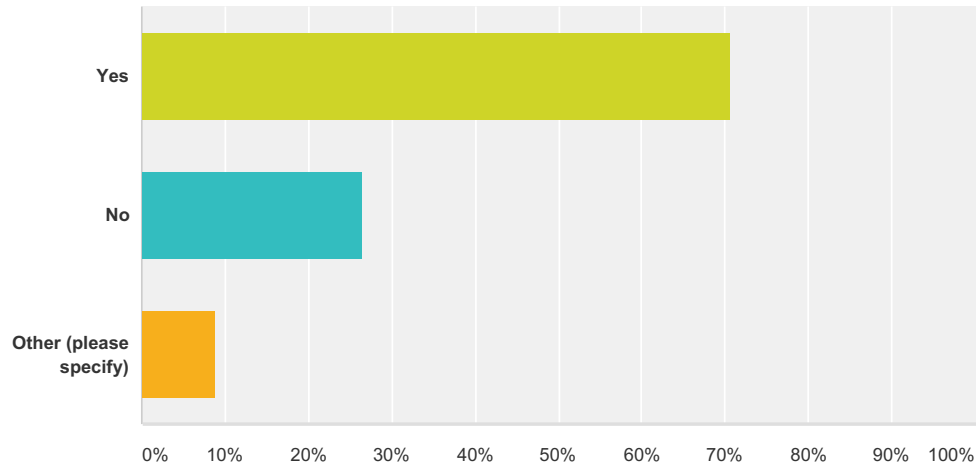
Answer Choices	Responses
Yes	81.82% 27
No	15.15% 5
Other (please specify)	30.30% 10
Total Respondents: 33	

#	Other (please specify)	Date
1	Separate bike lanes support better/safer routes for biking/walking (?)	12/21/2016 9:45 AM
2	that would be best	12/19/2016 4:33 PM
3	keep delivery trucks off school routes	12/19/2016 3:50 PM
4	A lot of work will have to be done on minor local routes	12/19/2016 3:43 PM
5	Every length of LGA NEEDS sidewalk! Sidewalks on LGA! ALL OF IT!!	12/19/2016 3:18 PM
6	Not clear on this concept.	12/19/2016 2:50 PM
7	We should consider enforcement of delivery times and routing. Let's have a public-private partnership to reduce traffic and pollution.	12/19/2016 2:01 PM
8	Stop signs for pedestrian corridor at New Jersey and Church	12/19/2016 1:54 PM
9	Can Trolley be elevated like some over passes over 805 and include parks or eateries.	12/13/2016 12:59 PM
10	Traffic signal need to be visited at intersection on Kempf St. and Broadway/need a detail of the traffic control. (See respondent's hand-drawing).	12/13/2016 12:10 PM

## ATTACHMENT 2

### Q9 Within the Downtown Study Area, are you supportive of all of the locations for Bicycle Corridors proposed?

Answered: 34 Skipped: 14



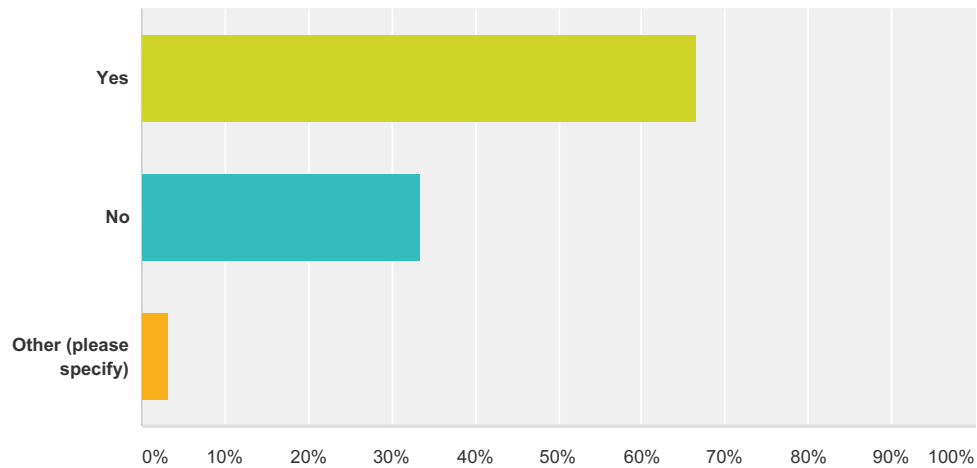
Answer Choices	Responses
Yes	70.59% 24
No	26.47% 9
Other (please specify)	8.82% 3
Total Respondents: 34	

#	Other (please specify)	Date
1	Broadway - move to Pacific	12/19/2016 3:53 PM
2	Only major north-south and east-west please - for safety	12/19/2016 3:51 PM
3	Yes on some but not all above.	12/19/2016 2:50 PM

## ATTACHMENT 2

### Q10 Are you supportive of the street concept as shown above if it meant that no vehicle parking would be allowed within the Bicycle Corridor?

Answered: 33 Skipped: 15

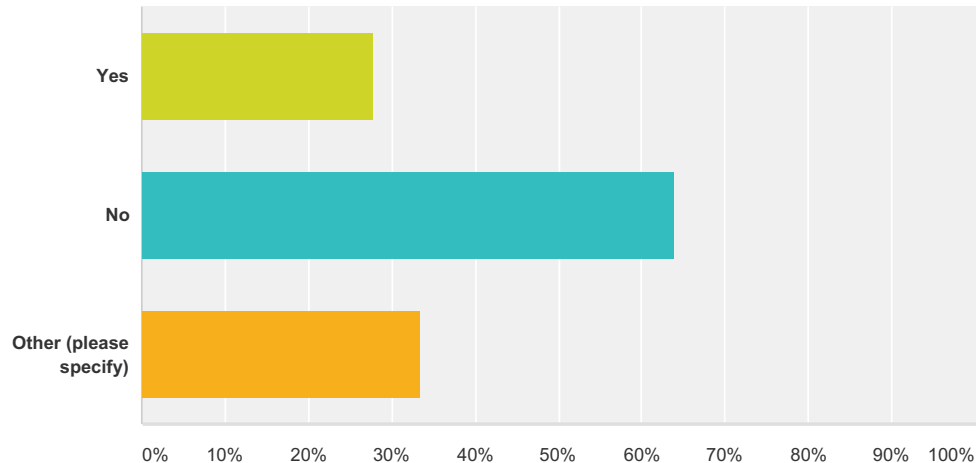


Answer Choices	Responses
Yes	66.67% 22
No	33.33% 11
Other (please specify)	3.03% 1
Total Respondents: 33	

#	Other (please specify)	Date
1	We need all the parking possible.	12/19/2016 2:50 PM

### Q11 Are you supportive of bike routes where bicycles share the same travel lane with trucks and vehicles?

Answered: 36 Skipped: 12



Answer Choices	Responses
Yes	27.78% 10
No	63.89% 23
Other (please specify)	33.33% 12
Total Respondents: 36	

#	Other (please specify)	Date
1	too dangerous; need roadway. even with bike path	12/19/2016 4:38 PM
2	If there is no other way for family riding. People who ride longer distances are fine with street traffic.	12/19/2016 3:58 PM
3	Keep bike path separate from traffic even if you have less bike lanes - safety is key - bikes in traffic will always be dangerous	12/19/2016 3:51 PM
4	increase risk for accidents	12/19/2016 3:48 PM
5	We have biking on many other roads that are not currently used	12/19/2016 3:28 PM
6	Bike routes should not be on main vehicular routes	12/19/2016 3:24 PM
7	I don't bike, but I have heard bikers don't like them. I would only use them in traffic calmed (<25 mph) areas.	12/19/2016 3:13 PM
8	Safety? Take your life in your own hands	12/19/2016 3:05 PM
9	No bicycles. Too dangerous.	12/19/2016 2:57 PM
10	Not sure	12/19/2016 2:41 PM
11	We MUST be supportive of more biking. We MUST work to reduce our carbon footprint.	12/19/2016 2:01 PM
12	Underground utilities including ground lighting. How productive for a moving sidewalk? Liability vs. Segway? Need restrooms w/timers. Use jailbirds for cleaning restrooms. Recommend side streets for bikes i.e. Central Ave. east-west for them on east end of Broadway	12/13/2016 12:59 PM

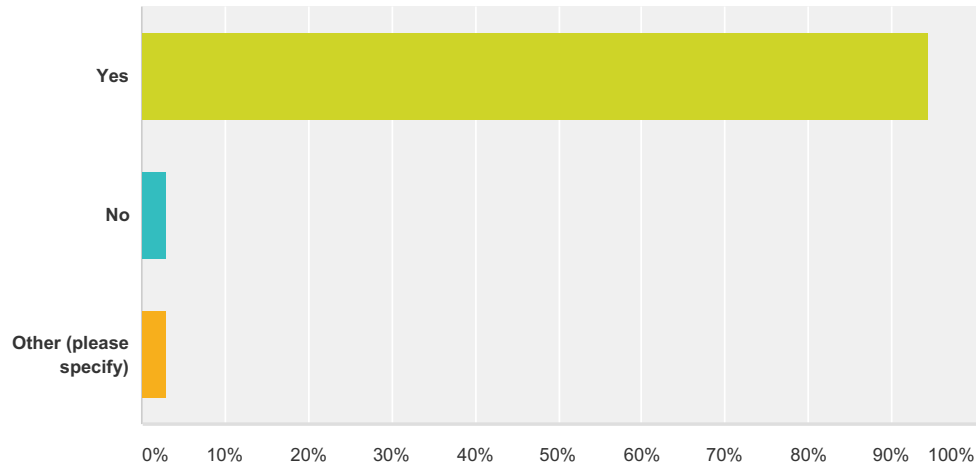
## ATTACHMENT 2

Lemon Grove Workshop 2 - Mobility (Station 2)

SurveyMonkey

### Q12 Within the Downtown Study Area, are you supportive of all of the locations for Pedestrian Corridors proposed?

Answered: 35 Skipped: 13



Answer Choices	Responses
Yes	94.29% 33
No	2.86% 1
Other (please specify)	2.86% 1
Total Respondents: 35	

#	Other (please specify)	Date
1	Maybe	12/13/2016 12:59 PM

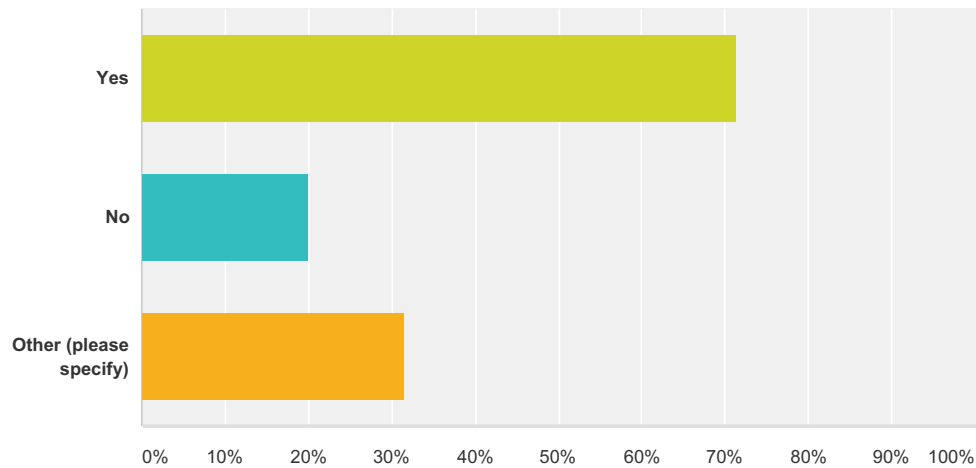
## ATTACHMENT 2

Lemon Grove Workshop 2 - Mobility (Station 2)

SurveyMonkey

### Q13 Are you supportive of the street concept as shown above if it meant that no vehicle parking would be allowed within the Pedestrian Corridor?

Answered: 35 Skipped: 13



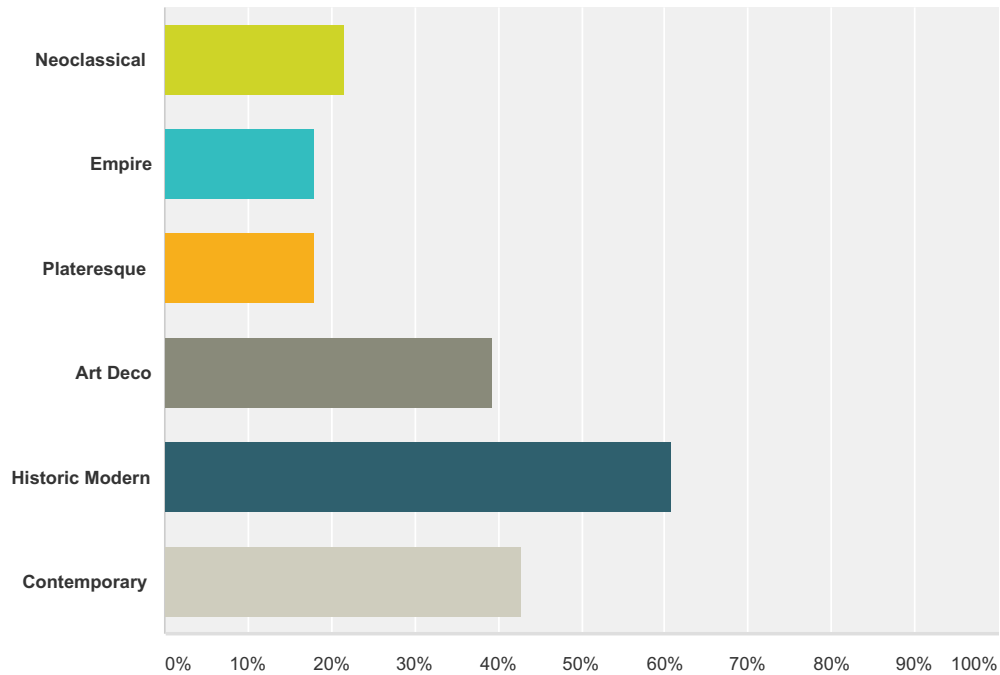
Answer Choices	Responses
Yes	71.43% 25
No	20.00% 7
Other (please specify)	31.43% 11
Total Respondents: 35	

#	Other (please specify)	Date
1	maybe	12/19/2016 4:40 PM
2	want pedestrian corridor!	12/19/2016 4:38 PM
3	Not sufficient time to cover this.	12/19/2016 4:37 PM
4	There always has to be parking	12/19/2016 4:33 PM
5	Allow parking on at least one side of street - preferably diagonal	12/19/2016 3:50 PM
6	I don't think walking in the middle of a street that is the main traffic for cars is safe.	12/19/2016 3:28 PM
7	but parking must be adequate and convenient	12/19/2016 3:24 PM
8	If there is local free or low cost available parking	12/19/2016 3:18 PM
9	Parking could be behind	12/19/2016 2:57 PM
10	Again there is already not enough parking.	12/19/2016 2:50 PM
11	Need more stop signs where pedestrians are crossing	12/19/2016 1:54 PM

# ATTACHMENT 3

## Q1 Please check the box for styles you would prefer to see used in the Art District

Answered: 28 Skipped: 16

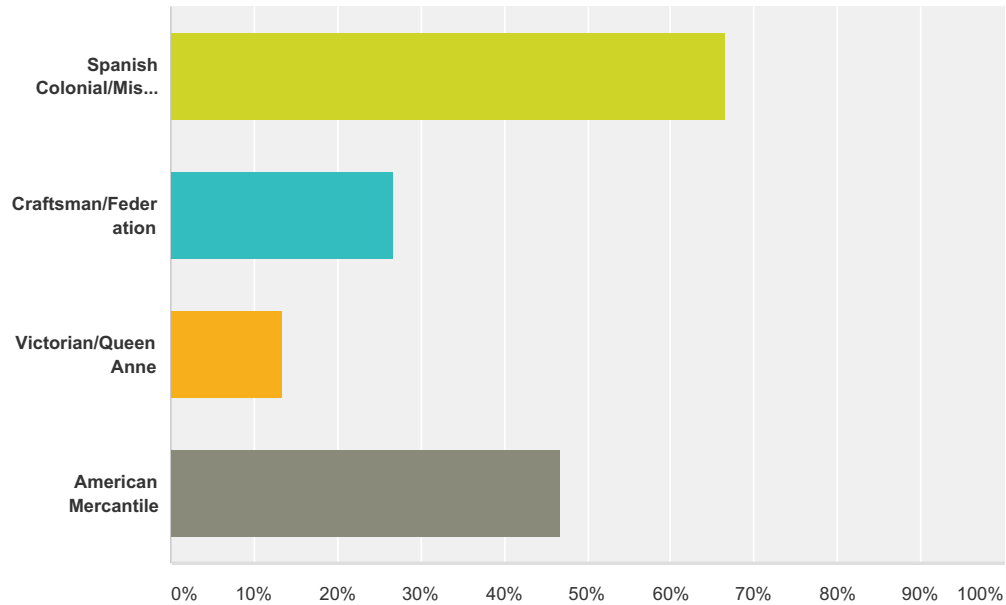


Answer Choices	Responses
Neoclassical	21.43% 6
Empire	17.86% 5
Plateresque	17.86% 5
Art Deco	39.29% 11
Historic Modern	60.71% 17
Contemporary	42.86% 12
Total Respondents: 28	

## ATTACHMENT 3

### Q2 Please check the box for styles you would prefer to see used in the Historic District

Answered: 30 Skipped: 14



Answer Choices	Responses
Spanish Colonial/Mission Revival	66.67% 20
Craftsman/Federation	26.67% 8
Victorian/Queen Anne	13.33% 4
American Mercantile	46.67% 14
Total Respondents: 30	

## ATTACHMENT 3

Lemon Grove Workshop 2 - Urban Design, Art, and Parks

SurveyMonkey

### Q3 Are there any other architectural styles that should be considered?

Answered: 18 Skipped: 26

#	Responses	Date
1	Industrial/historic - let the buildings be what they are but update and make safe. Historic District - Consider what's there now and mimic, don't create something new, please. Enhance what is there - don't try to be something we're not. Rehab current buildings and use historical (?) as we are near buildings (?) Get back to agricultural roots. Consider Lemon Grove's beginnings, look at historic photos and create that feel. It's historic, homey, and is connected to our roots.	12/16/2016 9:01 AM
2	Eclectic style or combination of everything	12/14/2016 11:40 AM
3	Eclectic - combination	12/14/2016 11:29 AM
4	This town is definitely Mexican. I don't know styles very well	12/14/2016 11:18 AM
5	Eclectic (a combination or all arts)	12/14/2016 11:15 AM
6	Eclectic - combination! Keep lemon grove charm	12/14/2016 11:08 AM
7	The respect to the history not personal. Preference, what is Lemon Grove's "Unique Value Proposition"?	12/14/2016 10:51 AM
8	Change the name from "Art" District to something with Urban or Modern. It needs to look like Grove Bakery Building. Bring the old town feel. Connect library to Grove Bakery all the way up and down	12/14/2016 10:31 AM
9	Winters CA (keep the history)	12/14/2016 10:23 AM
10	Spanish colonial for art district as well, like spanish village in balboa park	12/14/2016 10:15 AM
11	No prevalence	12/14/2016 10:02 AM
12	Lemon grove historic	12/14/2016 9:43 AM
13	No	12/14/2016 9:41 AM
14	Lemon Grove was historically an agricultural area - packing houses - can we reflect this?	12/14/2016 9:31 AM
15	Maintain existing style of lemon grove depot	12/14/2016 9:28 AM
16	Do not label it as an Art District, it is a blended community. Use local college artist to do the paintings and murals but not a concentrate of building an "art living environment"	12/14/2016 9:24 AM
17	Quartyard SD	12/13/2016 4:10 PM
18	Arts and crafts, rustic modern (dwell), eco friendly, split level, Mediterranean (?), cape cod (?)	12/13/2016 4:00 PM

## ATTACHMENT 3

### Q4 Would you like to see styles proposed for the Historic and Art Districts elsewhere in the downtown? If so, please describe:

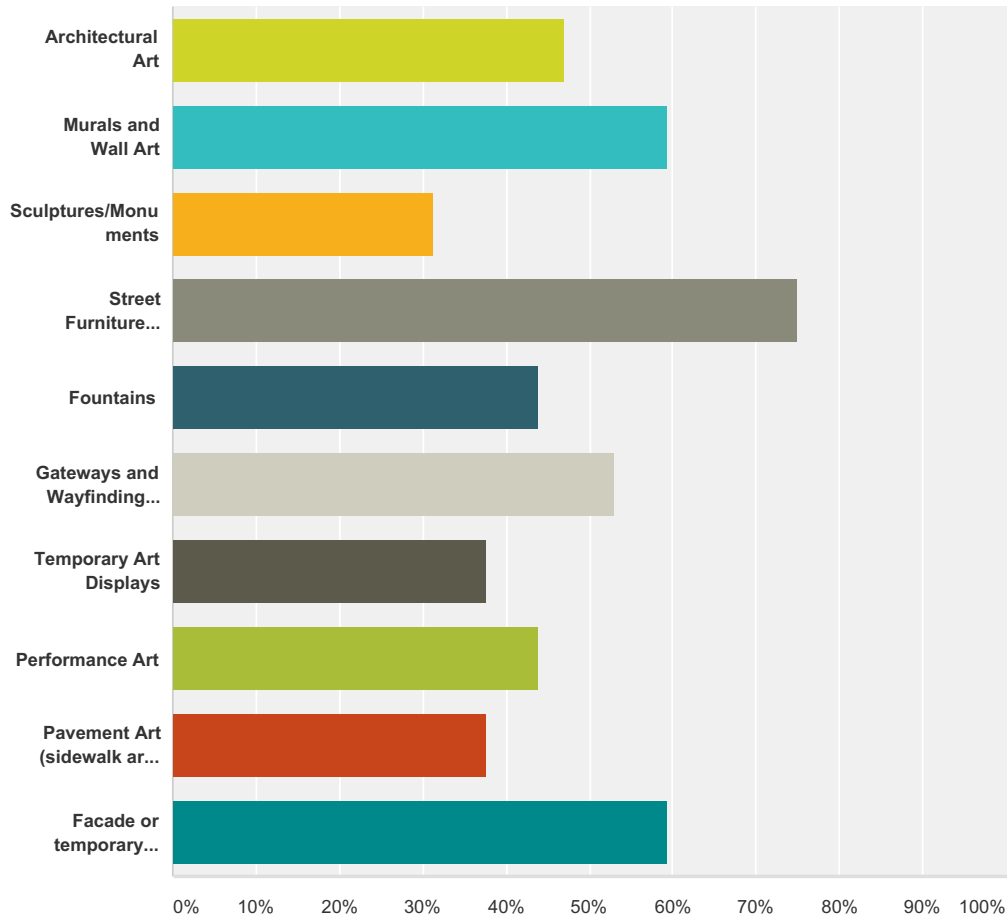
Answered: 16 Skipped: 28

#	Responses	Date
1	Arts district seems it should be industrial through safe spaces	12/16/2016 9:01 AM
2	historic district should be included elsewhere to create consistency	12/14/2016 4:45 PM
3	Next to the Lemon Grove Community Church	12/14/2016 11:40 AM
4	Combine the 2 districts	12/14/2016 11:26 AM
5	I would like to see a major hotel/conference center in the historic district	12/14/2016 11:18 AM
6	We will like to see lemon trees rather than palm trees	12/14/2016 11:15 AM
7	Plant lemon trees along broadway (arrange the trees)	12/14/2016 11:08 AM
8	Uniform - clean, 21st century, contemporary, it is not the 50's anymore, modern urban centers drive tax bases attract people	12/14/2016 10:35 AM
9	Put an exact area for the "Art" district to be condense and mobile. Don't spread it down the whole street of Broadway, it wont work if its that large	12/14/2016 10:31 AM
10	Styles should reflect a sense of place and california history	12/14/2016 10:25 AM
11	No	12/14/2016 10:23 AM
12	I don't like everything looking the same. Allow for individual concepts	12/14/2016 10:02 AM
13	There needs to be some organization of buildings/store fronts/sings - as in color, size, type - the current "mif" is not attractive, doesn't encourage a second look	12/14/2016 9:51 AM
14	Don't necessarily want to make the entire lemon grove redevelopment as a concentration for art or historic	12/14/2016 9:24 AM
15	Southeast Lemon Grove (near Washington St park/LG park)	12/13/2016 4:10 PM
16	Yes, consistent theme throughout all planning. There are too many random architectural styles that are not cohesive.	12/13/2016 4:00 PM

# ATTACHMENT 3

## Q5 Please check the box for the types of art you would prefer to see used in an Art District

Answered: 32 Skipped: 12



Answer Choices	Responses	
Architectural Art	46.88%	15
Murals and Wall Art	59.38%	19
Sculptures/Monuments	31.25%	10
Street Furniture (benches, utility boxes, waste receptacles, etc.)	75.00%	24
Fountains	43.75%	14
Gateways and Wayfinding Signs	53.13%	17
Temporary Art Displays	37.50%	12
Performance Art	43.75%	14
Pavement Art (sidewalk art, striping, illustrated crosswalks)	37.50%	12
Facade or temporary storefront improvements	59.38%	19

# ATTACHMENT 3

Lemon Grove Workshop 2 - Urban Design, Art, and Parks

SurveyMonkey

Total Respondents: 32	
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## ATTACHMENT 3

Lemon Grove Workshop 2 - Urban Design, Art, and Parks

SurveyMonkey

### Q6 Are there any other elements that should be considered?

Answered: 12 Skipped: 32

#	Responses	Date
1	Landmarks are important	12/14/2016 11:40 AM
2	Trees and flowers bushes	12/14/2016 11:15 AM
3	Lemon theme, create a unique lemon museum, a building in the shape of a lemon with lemon artwork	12/14/2016 11:08 AM
4	Closed to traffic events	12/14/2016 10:35 AM
5	Murals are important for combating graffiti	12/14/2016 10:25 AM
6	Keep the history	12/14/2016 10:23 AM
7	Upscale	12/14/2016 10:06 AM
8	Public art events like the erection of the mural/freeway. Get buy in from the community	12/14/2016 10:02 AM
9	Promote business art will come	12/14/2016 9:34 AM
10	Watfinding for residents would be different for tourists/visitors, promote walking paths	12/13/2016 4:10 PM
11	Liberty station type marketplace - enclosed market place with room for artists and vendors. Consider bring back an image like we had for Old Time Days. Farm to table	12/13/2016 4:00 PM
12	Would love to see expressive art; speak easy's, poetry, etc	12/13/2016 3:45 PM

## ATTACHMENT 3

Lemon Grove Workshop 2 - Urban Design, Art, and Parks

SurveyMonkey

### Q7 What types of regulations should be in place for public art?

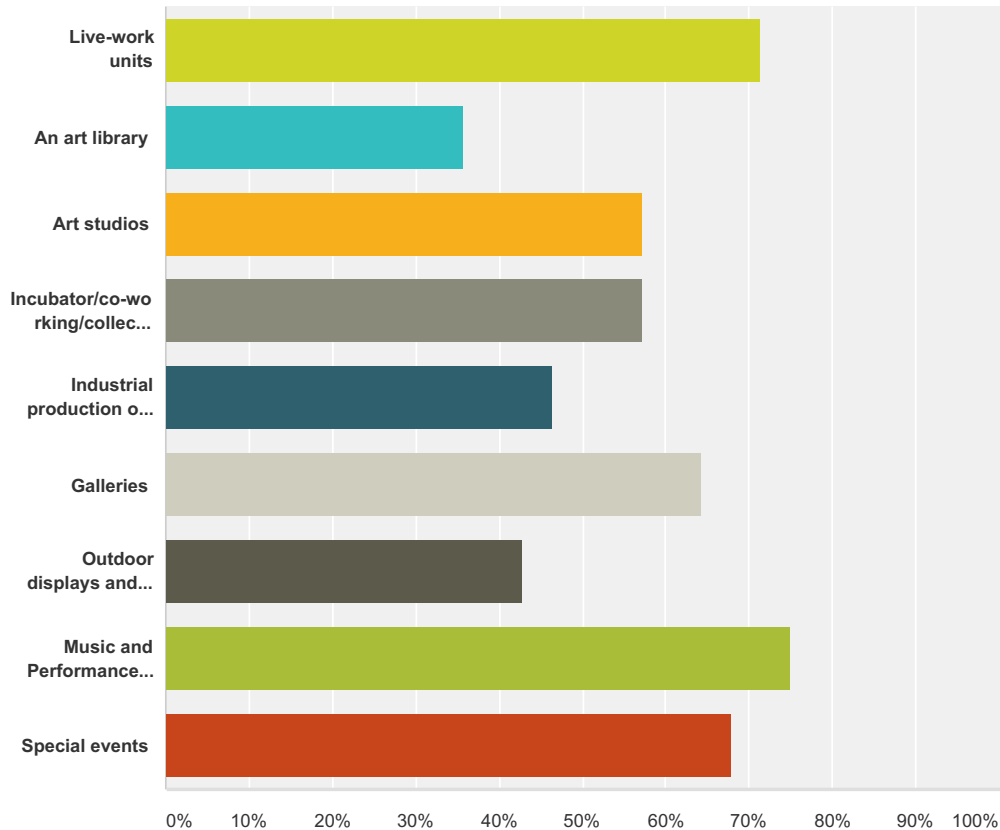
Answered: 19 Skipped: 25

#	Responses	Date
1	Should not be in a dangerous traffic area	12/14/2016 11:40 AM
2	Graffiti etc be cleaned up within 24 hours, time limitation on temp art displays	12/14/2016 11:26 AM
3	That will be appropriate and moral especially for out children	12/14/2016 11:15 AM
4	Vote of the people	12/14/2016 11:08 AM
5	Guiding principles specific to "the culture of lemon grove"	12/14/2016 10:51 AM
6	Professional (art only, no "urban" street)	12/14/2016 10:35 AM
7	The vote of the people	12/14/2016 10:32 AM
8	Open	12/14/2016 10:23 AM
9	Nothing political, nothing obscene, challenge the senses, encourage diversity, celebrate our heritage, different cultures and background	12/14/2016 10:20 AM
10	The least amount possible	12/14/2016 10:02 AM
11	As conservative as possible - after all "everything" is art these days	12/14/2016 9:51 AM
12	Would like to see their unification	12/14/2016 9:45 AM
13	Curfew for artists and performers	12/14/2016 9:43 AM
14	When you start trying to regulate artists you get into the question of "what is art"	12/14/2016 9:41 AM
15	No nudity art	12/14/2016 9:24 AM
16	Tasteful, maybe having to do with the history of Lemon Grove	12/13/2016 4:26 PM
17	Limited industrial	12/13/2016 4:10 PM
18	No graffiti themed art, more murals like the bridge underpass near Home Depot	12/13/2016 4:00 PM
19	Family art (no nudity, drugs, racism, etc)	12/13/2016 3:45 PM

# ATTACHMENT 3

## Q8 Please check the box for the types of uses you would like to see in an Art District?

Answered: 28 Skipped: 16



Answer Choices	Responses
Live-work units	71.43% 20
An art library	35.71% 10
Art studios	57.14% 16
Incubator/co-working/collective spaces (e.g. artist collective)	57.14% 16
Industrial production of art related items	46.43% 13
Galleries	64.29% 18
Outdoor displays and kiosks	42.86% 12
Music and Performance venues both in and outdoors	75.00% 21
Special events	67.86% 19
Total Respondents: 28	

## ATTACHMENT 3

Lemon Grove Workshop 2 - Urban Design, Art, and Parks

SurveyMonkey

### Q9 Are there any other forms that should be considered?

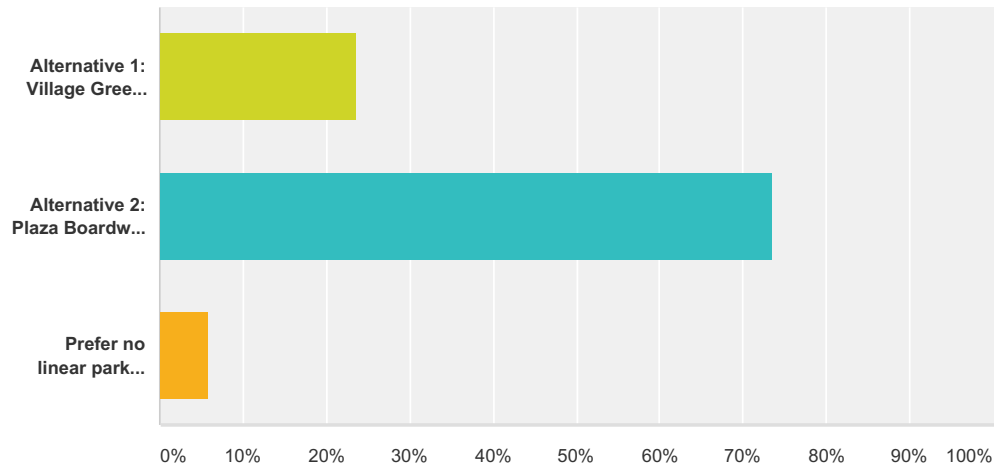
Answered: 8 Skipped: 36

#	Responses	Date
1	A performing art cafe for artists where they would be able to perform and develop their talents for the enjoyment of our community's members	12/14/2016 11:15 AM
2	Special events work - looks at the bonfire we need more of these and incorporate the businesses	12/14/2016 10:31 AM
3	Living arts - national building, edible landscapes	12/14/2016 10:02 AM
4	Personally, I'm not too enthusiastic about an "arts district". This is not necessarily an economic driver, which is what lemon grove needs	12/14/2016 9:41 AM
5	We are not building lemon grove for artists! It is for everyone	12/14/2016 9:24 AM
6	Wellness/health focused art	12/13/2016 4:10 PM
7	Gaming arts and design, band rehearsal space, music and book stores, art studios and workshops for kids, anime/manga writing or art for students	12/13/2016 4:00 PM
8	Buildings	12/13/2016 3:45 PM

## ATTACHMENT 3

### Q10 What is your preferred alternative for the linear park concept?

Answered: 34 Skipped: 10



Answer Choices	Responses	
Alternative 1: Village Green (along median)	23.53%	8
Alternative 2: Plaza Boardwalk (along north side of Broadway)	73.53%	25
Prefer no linear park along Broadway	5.88%	2
Total Respondents: 34		

# ATTACHMENT 3

Lemon Grove Workshop 2 - Urban Design, Art, and Parks

SurveyMonkey

## Q11 What do you like or dislike about the Alternative 1: Village Green Concept? Why?

Answered: 35 Skipped: 9

#	Responses	Date
1	Don't think people would take their kids in this green area due to proximity of traffic. Would prefer this on one side of the street -- hybrid of #1 and #2	12/16/2016 9:01 AM
2	need hybrid - use green space with traffic on both sides	12/14/2016 4:45 PM
3	Having to walk through traffic either way	12/14/2016 11:40 AM
4	#1 safety concern - people in median will not always use crosswalks - great accident hazard	12/14/2016 11:29 AM
5	Include dog park in median - biking and racks? Concerned about cars backing out on Broadway	12/14/2016 11:26 AM
6	Hybrid between the two alternatives to make space for live music performances	12/14/2016 11:22 AM
7	The idea of having special events and concerts to bring people to the area	12/14/2016 11:21 AM
8	It takes up too much space - we need to upgrade our parking and store fronts, especially on the south side of Broadway and clean up the sidewalks on that side its a mess	12/14/2016 11:18 AM
9	No comments, everything is alright	12/14/2016 11:15 AM
10	Dwarf or regular size lemon trees	12/14/2016 11:08 AM
11	Impartial to business as individuals, landscaping with shrubs can create barriers for concerned parents, or fencing (decorative), natural place for community activities/concerts/etc (road closures, think Coronado parade/concerts in the park)	12/14/2016 10:51 AM
12	Layout - traffic fumes, homeless magnet moves focus from stores	12/14/2016 10:35 AM
13	I don't think safety is a big issue in #1	12/14/2016 10:31 AM
14	Like - green space, it just looks a lot nicer than it is now Dislike - safety issues, it seems it promotes lots of street crossing (risky for small kids?)	12/14/2016 10:25 AM
15	Like park idea and gathering area. I just do not think area is wide enough, also too much water use	12/14/2016 10:20 AM
16	Village green is a nice concept but I believe parking is a more critical problem. Retail or professional offices either need onsite, high rise parking or??	12/14/2016 10:17 AM
17	I like the green space, but I would not be comfortable between two lanes of traffic with my children I also feel it doesn't allow business owners as many options (outdoor dining)	12/14/2016 10:15 AM
18	Like - slows traffic, opportunity to gather/walk	12/14/2016 10:12 AM
19	Center village between streets more evenly contributes to both sides of streets - would like to see an "over" hangs for pedestrians between the two sides	12/14/2016 10:09 AM
20	I like it, but like the idea of developing outdoor seating/cafe in the other option. Parking should be backing in	12/14/2016 10:02 AM
21	Encourages jay walking - expensive to maintain - water, trash ; omit palm trees they don't add to the overall appearance	12/14/2016 9:51 AM
22	Green median, would like to see better development on south side	12/14/2016 9:45 AM
23	Traffic congestion	12/14/2016 9:43 AM
24	The traffic flow and parking would seem to be problematic. Pedestrians cutting through car traffic would be dangerous. Where are the bike lanes?	12/14/2016 9:41 AM
25	Village green is pretty but may be too cluttered with parking on both sides. Trees should be away from building to not block signage	12/14/2016 9:34 AM
26	Parking	12/14/2016 9:31 AM
27	Concern for children in village green traffic both sides is not good, like plaza	12/14/2016 9:31 AM
28	Worried about traffic/parking and pedestrian safety	12/14/2016 9:28 AM

## ATTACHMENT 3

### Lemon Grove Workshop 2 - Urban Design, Art, and Parks

SurveyMonkey

29	Since we are already looking at a linear park going north/west, maybe one linear park is enough	12/14/2016 9:26 AM
30	Safety issue. Takes people away from business	12/14/2016 9:24 AM
31	Feels like concentrated community space for events, etc, beautification, like the green space	12/14/2016 9:17 AM
32	I would love the idea of an outdoor entertainment in alt 1 space but do not feel like it would be a safe enough environment for my young daughter	12/13/2016 4:26 PM
33	Like, I like the green aspect of this place but is this feasible with a drought? Dislike - good point about children/dogs running out into lanes of traffic. It seems misplaced in the middle of traffic flow. Traffic noise will make entertainment/concerts inaudible. We are not Barcelona Space with Las Rombas, its a small city of Lemon Grove	12/13/2016 4:00 PM
34	I like alt 1 the concern I have is the amount of green space (we just went through a drought)	12/13/2016 3:45 PM
35	Village green- children running into the street, close to trolley, etc, - dangerous	12/13/2016 3:39 PM

## ATTACHMENT 3

Lemon Grove Workshop 2 - Urban Design, Art, and Parks

SurveyMonkey

### Q12 What do you like or dislike about the Alternative 2: Plaza Boardwalk? Why?

Answered: 31 Skipped: 13

#	Responses	Date
1	"Board walk" with green area and play areas, music/performance space. Like outdoor dining - to ensure other side is also "pretty" plant trees/plants that match the green boardwalk side.	12/16/2016 9:01 AM
2	prefer this with some green, not ____ landscape, #2 with more green	12/14/2016 4:45 PM
3	It's all on one side together	12/14/2016 11:40 AM
4	Concern in both plans - who will maintain the planting and what about maintenance in our drought times	12/14/2016 11:29 AM
5	See, does nothing to encourage clean up on southside of street, needs bikes lanes and racks	12/14/2016 11:26 AM
6	Same as above, too much congestion for traffic	12/14/2016 11:18 AM
7	Nothing but I'm interested in Plan I	12/14/2016 11:15 AM
8	Would like to see lemon, orange and lime trees	12/14/2016 11:08 AM
9	Provides preference to one side of the street's businesses, benefits to outdoor dining	12/14/2016 10:51 AM
10	Modern, clean, shows off stores, needs to be well lit	12/14/2016 10:35 AM
11	This is a good plan for walk, bike and engage the community	12/14/2016 10:31 AM
12	Works great between Lemon Grove ave	12/14/2016 10:25 AM
13	Skip south side	12/14/2016 10:23 AM
14	Like the "strolling down broadway" idea could have many uses for gathering and festival uses	12/14/2016 10:20 AM
15	I like that it would drive business, allow outdoor dining, provide an open place for my kids to walk. I think this also lends itself to mixed use spaces	12/14/2016 10:15 AM
16	Dislike the elimination of all parking on north side	12/14/2016 10:12 AM
17	I like the idea of outdoor cafe type of seating. Needs lots of plants -but conserve water/ Think about urban timber forest	12/14/2016 10:02 AM
18	Looks easier to maintain	12/14/2016 9:51 AM
19	Much easier to walk, where are the bike lanes?	12/14/2016 9:45 AM
20	Traffic	12/14/2016 9:43 AM
21	The traffic flow seems better. But still no bike lanes?	12/14/2016 9:41 AM
22	Like it	12/14/2016 9:34 AM
23	Parking	12/14/2016 9:31 AM
24	More green - like walk and bike path - concern about angle parking backing out into single lane traffic	12/14/2016 9:31 AM
25	Only concern is the stark contrast this will create with south side of Broadway.	12/14/2016 9:26 AM
26	That it is only on one side of the street. Something needs to be done to balance it out. I like that people will be able to walk in and out of businesses	12/14/2016 9:24 AM
27	Good concept for pedestrian friendly space, needs more green landscape; will south side businesses be disadvantaged? In either case, should use native drought tolerant landscaping	12/14/2016 9:17 AM
28	I like the idea of a wider walking area along the shop fronts	12/13/2016 4:26 PM
29	Open space, more country/less crowding outside park allows for multiple uses	12/13/2016 4:10 PM
30	Like - outdoor eatery space, modernizes the look of Lemon Grove. How does this conflict with the south side of Broadway	12/13/2016 4:00 PM

## ATTACHMENT 3

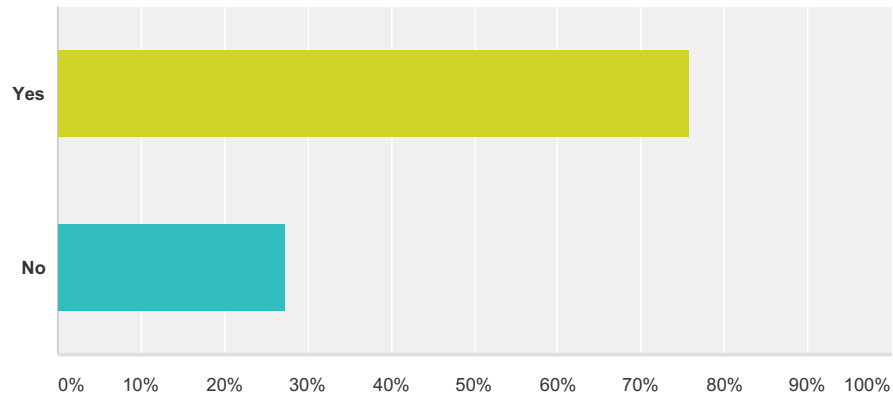
Lemon Grove Workshop 2 - Urban Design, Art, and Parks

SurveyMonkey

31	I like this alternative better, dont have to worry about the maintenance, landscaping as much as alt 1. I would suggest lit crosswalks (cross walks that light up when ped. are in crosswalk)	12/13/2016 3:45 PM
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**Q13 A pocket park requirement is being considered for new development within the Downtown Study Area. Are you supportive of this requirement?**

Answered: 33 Skipped: 11



Answer Choices	Responses
Yes	75.76% 25
No	27.27% 9
Total Respondents: 33	

## ATTACHMENT 3

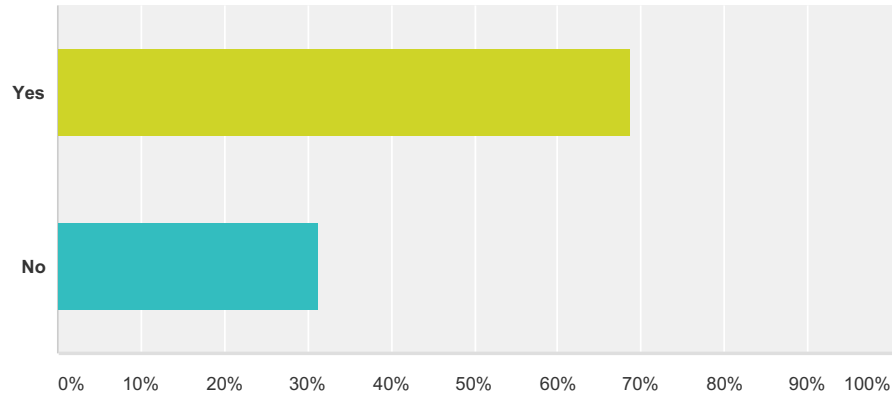
### Q14 Why or why not?

Answered: 16 Skipped: 28

#	Responses	Date
1	Need more play options for families. Alternative #1 looks like it would be a meeting area for homeless people. If you go with this option PLEASE have (family?) on each side so families will use it, play zone, and benches for parents.	12/16/2016 9:01 AM
2	great idea, have access to dining and family space and a plaza concept; no dog park downtown; good to have a music option	12/14/2016 4:45 PM
3	Parking is nice but it should not be a requirement for building, should be a choice/owner. Parking space to accommodate is in order	12/14/2016 11:40 AM
4	Open space available to public use - what about viability to the property owner	12/14/2016 11:29 AM
5	Only free parking though	12/14/2016 11:08 AM
6	Need more info/consideration	12/14/2016 10:51 AM
7	Open spaces are enjoyable we need green area	12/14/2016 10:12 AM
8	Make open space and creating community pocket parks could have edible landscaping - invite collage industries, and help to take care of hunger problem in lemon grove	12/14/2016 10:02 AM
9	"Antique Row" was fine as existed	12/14/2016 9:43 AM
10	Without funds allocated for maintenance and security it would turn into a homeless refuge	12/14/2016 9:41 AM
11	Only is the maintenance is good	12/14/2016 9:34 AM
12	Need an area of where citizens can be together to enjoy whatever is going on in our city	12/14/2016 9:24 AM
13	Humans need open space and plants!	12/14/2016 9:17 AM
14	I like the idea of more green space for people to enjoy the outdoors	12/13/2016 4:26 PM
15	Dog run away from traffic. I am not sure what th pocket park concept would look like or why it is needed	12/13/2016 4:00 PM
16	I like the idea of live music, dog parks, movies in the park, etc.	12/13/2016 3:45 PM

## Q15 Should additional parks be considered for the downtown?

Answered: 32 Skipped: 12



Answer Choices	Responses	
Yes	68.75%	22
No	31.25%	10
Total Respondents: 32		

## ATTACHMENT 3

### Q16 If yes, what other opportunities for park space do you envision for the downtown?

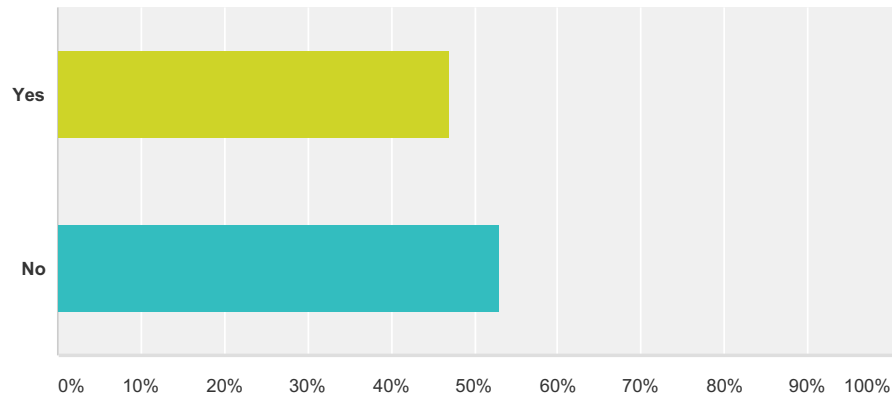
Answered: 12 Skipped: 32

#	Responses	Date
1	Pocket parks along green boardwalk - we need these. Plant ones that will (?) and provide shade in the warmer climate	12/16/2016 9:01 AM
2	playgournd, music venue, more parks	12/14/2016 4:45 PM
3	More relaxing of an area	12/14/2016 11:40 AM
4	Small pocket parks	12/14/2016 11:26 AM
5	Plan 1 has good opportunities	12/14/2016 11:15 AM
6	With lemon trees	12/14/2016 10:32 AM
7	I envision to either include good forest type of plantings or to plant timber trees and prune them to be an asset to the city	12/14/2016 10:02 AM
8	Lack of maintenance and enforcement leads to deteriorating owners	12/14/2016 9:41 AM
9	Community garden and farmers market	12/14/2016 9:31 AM
10	One is enough for concert area	12/14/2016 9:24 AM
11	We have enough parks for such a small town. Parks might encourage more homeslessness/loitering	12/13/2016 4:00 PM
12	Small green area for small gatherings, festivals, etc.	12/13/2016 3:45 PM

# ATTACHMENT 3

## Q17 Would you like to see dog parks in the Downtown Study Area?

Answered: 34 Skipped: 10



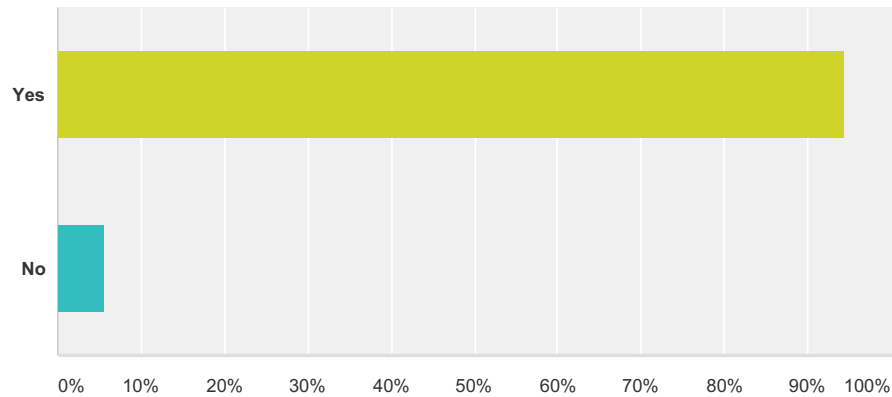
Answer Choices	Responses
Yes	47.06% 16
No	52.94% 18
Total Respondents: 34	

#	Comments	Date
1	Kids and dogs don't mix, if there's a dog park, maybe outside of immediate downtown area	12/16/2016 9:01 AM
2	don't want to mix children and dogs; separate dog park	12/14/2016 4:45 PM
3	Got to be somewhere to take your pets	12/14/2016 11:40 AM
4	Only if city keep the poop picked up	12/14/2016 11:29 AM
5	Small parks or areas for dogs to relieve themselves	12/14/2016 11:26 AM
6	For all the new residential area that will come	12/14/2016 11:21 AM
7	We, Lemon Grove residents love dogs, and we care about them. They are also residents of Lemon Grove	12/14/2016 11:15 AM
8	Small dog and medium/large dog areas, lemon grove residents love dogs and almost everyone has one	12/14/2016 11:08 AM
9	Impartial	12/14/2016 10:51 AM
10	Lack of enforcement and consideration causes problems for non dog owners	12/14/2016 9:41 AM
11	Keep your dogs at home. I want to eat and walk without dog shit around or dogs jumping on me	12/14/2016 9:24 AM
12	I personally would not use a dog park so I'd rather a lot of green space	12/13/2016 4:26 PM
13	Yes, if they are away from homes and traffic	12/13/2016 4:00 PM
14	Gated areas for small dogs and large dogs like at Berry Park	12/13/2016 3:45 PM

# ATTACHMENT 3

## Q18 Do you agree with allowing live music events in public space?

Answered: 35 Skipped: 9



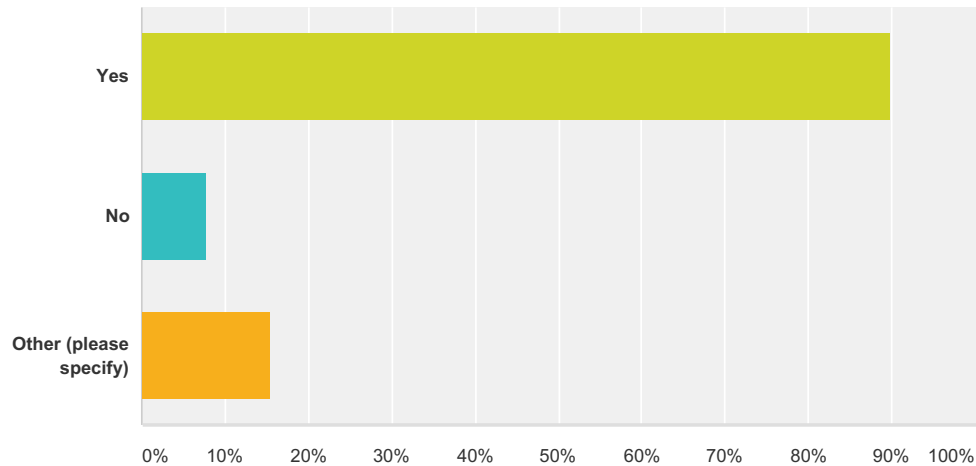
Answer Choices	Responses
Yes	94.29% 33
No	5.71% 2
Total Respondents: 35	

#	Comments	Date
1	Somewhat, but I think that outdoor dining places would be better	12/16/2016 9:01 AM
2	great idea, space for live performance; for Alternative 1, concerned about homeless people sleeping	12/14/2016 4:45 PM
3	Thats always nice	12/14/2016 11:40 AM
4	Within reason, keep church and state separate	12/14/2016 11:26 AM
5	Music is a very powerful tool	12/14/2016 11:21 AM
6	Yes, live music especially during the holidays will bring beauty to our city and joy to the hears of the members of our community	12/14/2016 11:15 AM
7	Park for events	12/14/2016 11:08 AM
8	Definitely, good for business and family environment	12/14/2016 10:51 AM
9	It is annoying and usually very low quality - only special events	12/14/2016 10:35 AM
10	We need lots of public art/music/performance events	12/14/2016 10:02 AM
11	Berry Park	12/14/2016 9:43 AM
12	Just make sure its permitted properly	12/14/2016 9:41 AM
13	This brings people together, good for economics	12/14/2016 9:24 AM
14	Great family friendly draw	12/14/2016 9:17 AM
15	I love outdoor concerts/music in the park concepts	12/13/2016 4:26 PM
16	Yes, bu not with the current traffic flow	12/13/2016 4:00 PM
17	During daytime hours/early evening	12/13/2016 3:45 PM

# ATTACHMENT 4

## Q1 Do you agree or disagree with the assets, as shown?

Answered: 39 Skipped: 4



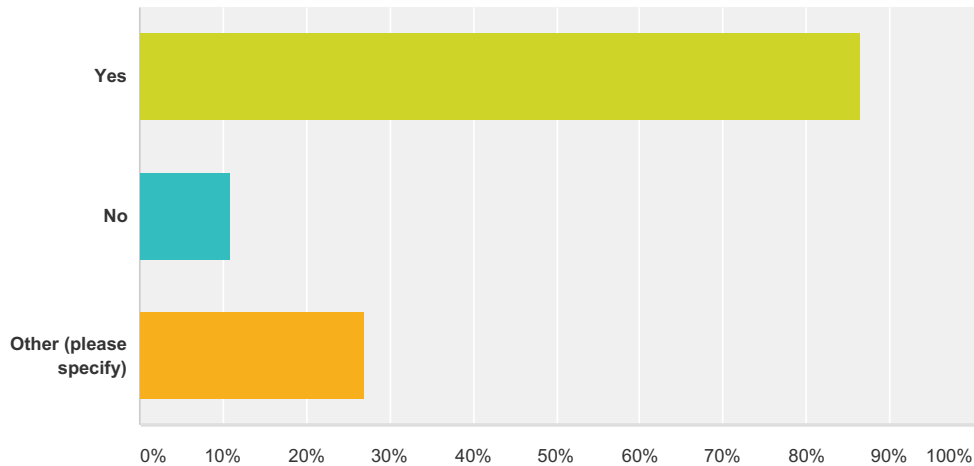
Answer Choices	Responses
Yes	89.74% 35
No	7.69% 3
Other (please specify)	15.38% 6
Total Respondents: 39	

#	Other (please specify)	Date
1	City has a big image problem, very negative	12/14/2016 11:46 AM
2	The Trolley and bus stop have created a huge problem in downtown Lemon Grove.	12/13/2016 5:14 PM
3	However, the income/economic numbers are the biggest constraint.	12/13/2016 5:07 PM
4	Single-family owned housing now is being resold and upgraded (as original homeowners age), with a high percentage still of family-owned homes in Lemon Grove, creating a strong community and this means people are invested as permanent residents of Lemon Grove.	12/13/2016 4:59 PM
5	Main Street is pointless, needs redevelopment	12/13/2016 4:07 PM
6	Suggest looking at Ramona and Borrego Springs	12/13/2016 3:45 PM

# ATTACHMENT 4

## Q2 Do you agree or disagree with the constraints, as shown?

Answered: 37 Skipped: 6



Answer Choices	Responses
Yes	86.49% 32
No	10.81% 4
Other (please specify)	27.03% 10
Total Respondents: 37	

#	Other (please specify)	Date
1	I think Lemon Grove has plenty of people with money they choose to spend somewhere else	12/14/2016 11:46 AM
2	Low income is detrimental to our development.	12/13/2016 5:14 PM
3	We must work to enhance the economic engines to improve our tax base.	12/13/2016 5:07 PM
4	but concern about Trolley as constraint due to people "passing thru," homelessness	12/13/2016 4:56 PM
5	vacancy on gas stop? when will be addressed? is there any issue about environmental?	12/13/2016 4:10 PM
6	Trolley brings in several different/non-resident	12/13/2016 4:00 PM
7	I agree the district needs to have an image created	12/13/2016 3:57 PM
8	Lack of a strong district identity/image can be asset. We are not limited in our options.	12/13/2016 3:54 PM
9	Another issue - trash and graffiti are a deterrent	12/13/2016 3:43 PM
10	Not so good	12/13/2016 3:33 PM

## ATTACHMENT 4

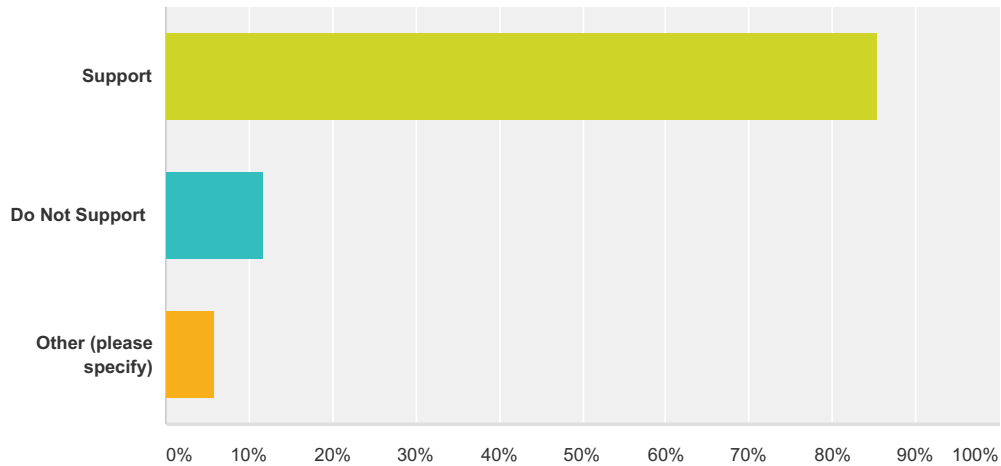
### Q3 Are there any other assets and/or constraints that should be considered?

Answered: 14 Skipped: 29

#	Responses	Date
1	Public improvements to historic district or arts space	12/21/2016 10:20 AM
2	There are alternative health businesses in lemon grove which attract a world wide audience, climate is perfect to demonstrate sustainable, edible landscape, can develop tourism	12/14/2016 11:46 AM
3	parking, homeless, bathrooms	12/13/2016 5:09 PM
4	historic nature of existing structures should be preserved	12/13/2016 5:08 PM
5	Proximity to downtown is an asset. Gateway to the east is another asset. I can drive to the zoo in less than 15 minutes!	12/13/2016 5:03 PM
6	Southwest-side of Broadway to be maintained as well as the northeast side, where the post office is. Need the city to be involved and assist.	12/13/2016 5:00 PM
7	hometown feel	12/13/2016 4:56 PM
8	homeless, pot, drug sales, parking, commercial failure, want real retail	12/13/2016 4:07 PM
9	we don't want more tattoo parlor as an art venue	12/13/2016 4:05 PM
10	none I can think of	12/13/2016 3:57 PM
11	no others I can think of	12/13/2016 3:57 PM
12	Empty building south of Sprouts and empty lot across the street from firehouse.	12/13/2016 3:54 PM
13	Lack of suitable small office space prevents professionals (architects, engineers, accountants, lawyers) from locating here	12/13/2016 3:43 PM
14	It would help the community	12/13/2016 3:35 PM

**Q4 Identify your preference: Broadway  
mixed-use corridor with additional transit  
mixed-use development district and  
additional housing in the Downtown study  
area**

Answered: 34 Skipped: 9

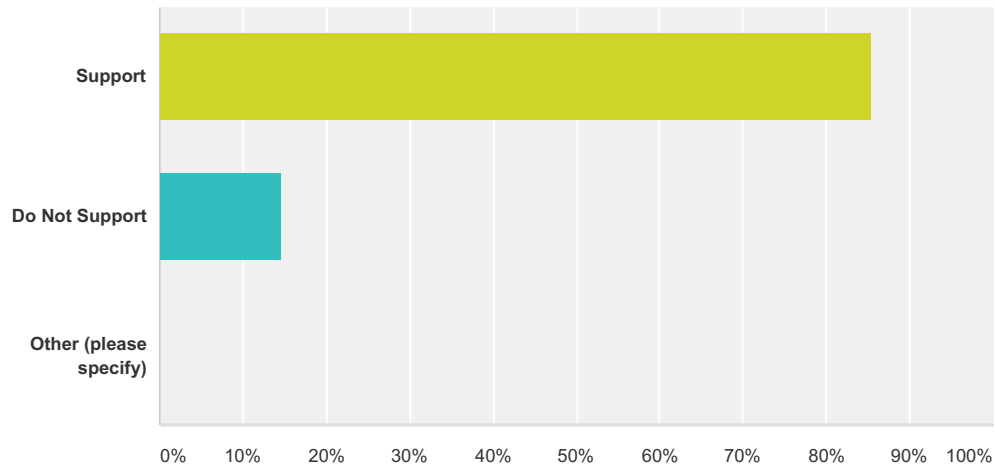


Answer Choices	Responses
Support	85.29% 29
Do Not Support	11.76% 4
Other (please specify)	5.88% 2
Total Respondents: 34	

#	Other (please specify)	Date
1	prefer this	12/14/2016 4:34 PM
2	unsure	12/13/2016 5:00 PM

### Q5 Identify your preference: An Arts District concept within Downtown.

Answered: 34 Skipped: 9



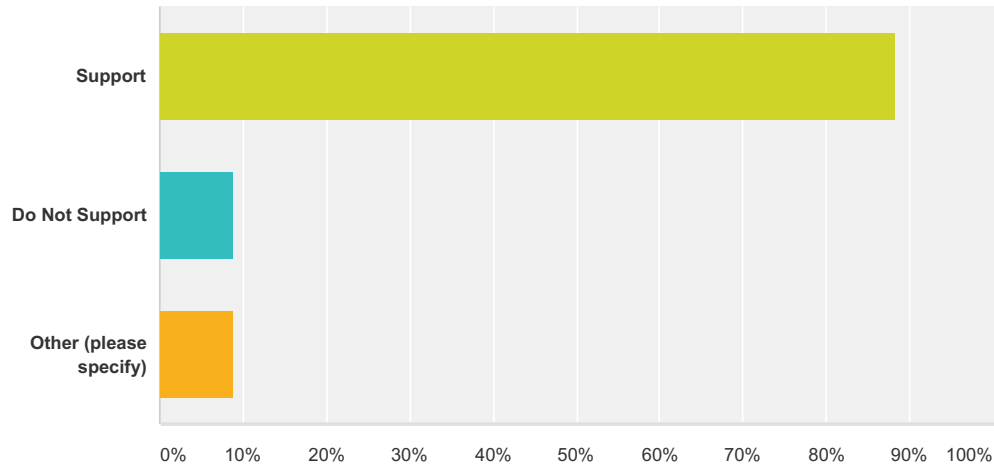
Answer Choices	Responses
Support	85.29% 29
Do Not Support	14.71% 5
Other (please specify)	0.00% 0
Total Respondents: 34	

#	Other (please specify)	Date
	There are no responses.	

## ATTACHMENT 4

### Q6 Identify your preference: An Employment District with businesses and professional offices in Downtown.

Answered: 34 Skipped: 9



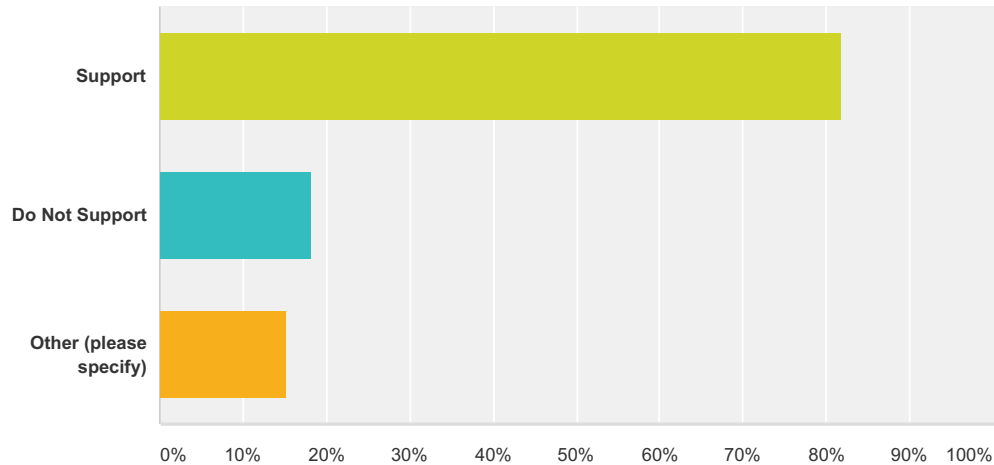
Answer Choices	Responses
Support	88.24% 30
Do Not Support	8.82% 3
Other (please specify)	8.82% 3
Total Respondents: 34	

#	Other (please specify)	Date
1	not a primary concern	12/14/2016 4:34 PM
2	Support it, but we have to be careful for employment centers as people (transients) tend to hang out in front of those buildings bringing trash and at times feces around the nearby business.	12/13/2016 5:12 PM
3	Neutral	12/13/2016 3:41 PM

# ATTACHMENT 4

## Q7 Identify your preference: Creation of a regional gathering place - and community landmark - in the Central Village.

Answered: 33 Skipped: 10



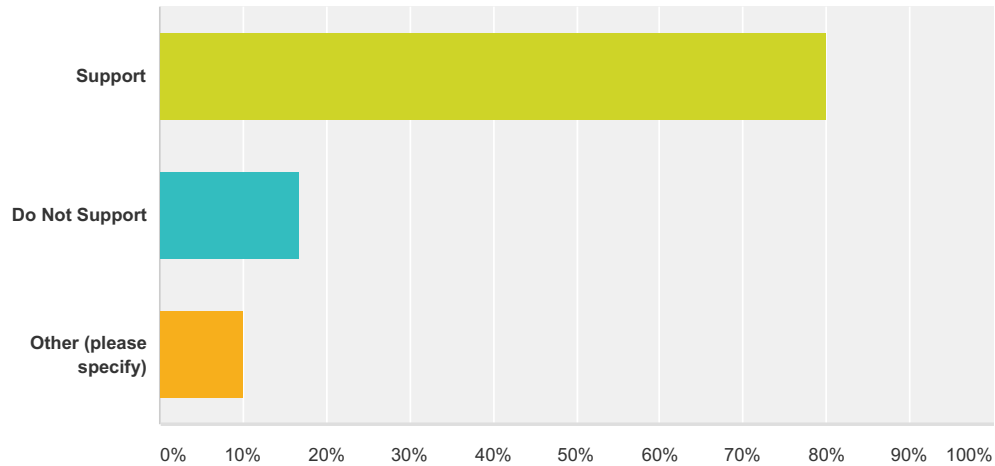
Answer Choices	Responses
Support	81.82% 27
Do Not Support	18.18% 6
Other (please specify)	15.15% 5
Total Respondents: 33	

#	Other (please specify)	Date
1	really important	12/14/2016 4:34 PM
2	We already have a wonderful civic center park. let's increase usage and mobility to it.	12/13/2016 5:07 PM
3	not the lemon, please; we need another identity	12/13/2016 3:58 PM
4	Isn't that what the promenade is? Civic Center Park?	12/13/2016 3:47 PM
5	definitely	12/13/2016 3:44 PM

# ATTACHMENT 4

## Q8 Identify your preference: Formation of a Property or Business Improvement District (special monthly assessment to property or business owners to fund improvements).

Answered: 30 Skipped: 13



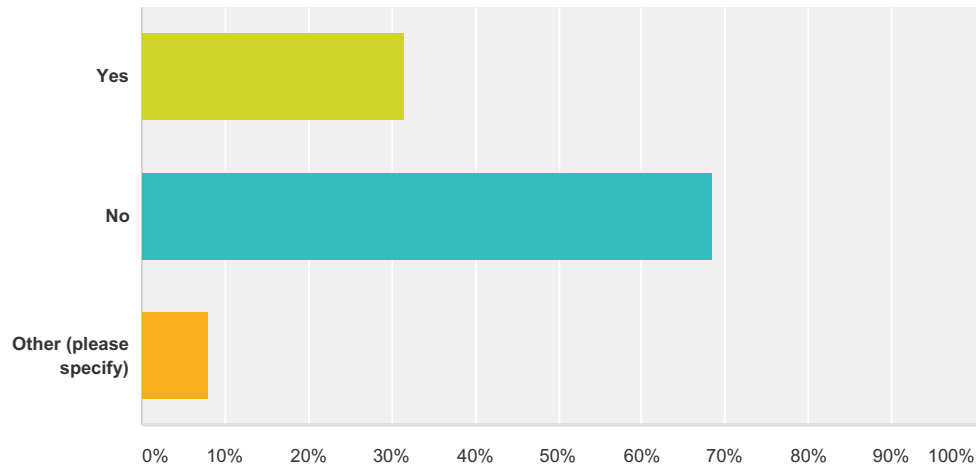
Answer Choices	Responses
Support	80.00% 24
Do Not Support	16.67% 5
Other (please specify)	10.00% 3
Total Respondents: 30	

#	Other (please specify)	Date
1	crucial; good idea	12/14/2016 4:34 PM
2	?	12/13/2016 5:13 PM
3	Do not make business owner/property owner incur any costs!	12/13/2016 3:39 PM

# ATTACHMENT 4

## Q9 Are you a property owner in the Downtown Study Area?

Answered: 38 Skipped: 5

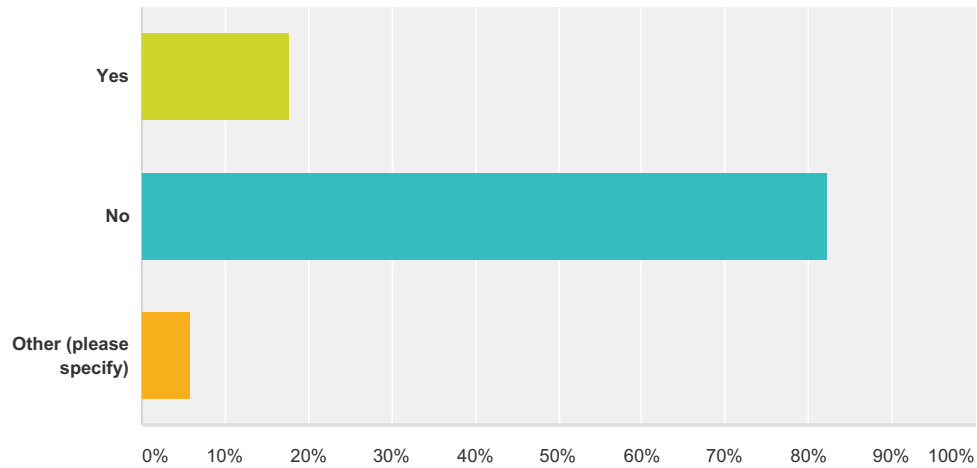


Answer Choices	Responses
Yes	31.58% 12
No	68.42% 26
Other (please specify)	7.89% 3
Total Respondents: 38	

#	Other (please specify)	Date
1	not yet	12/13/2016 5:01 PM
2	own outside of District	12/13/2016 4:56 PM
3	homeowner	12/13/2016 3:43 PM

### Q10 Are you a business owner in the Downtown Study Area?

Answered: 34 Skipped: 9



Answer Choices	Responses
Yes	17.65% 6
No	82.35% 28
Other (please specify)	5.88% 2
Total Respondents: 34	

#	Other (please specify)	Date
1	not yet	12/13/2016 5:01 PM
2	no - but trying to find suitable space for my business	12/13/2016 3:43 PM

## ATTACHMENT 4

Lemon Grove Workshop 2 - Business and Economic Development

SurveyMonkey

### Q11 Do you have ideas for other implementation strategies and/or funding sources that should be considered?

Answered: 19 Skipped: 24

#	Responses	Date
1	need to provide incentives for businesses; attract artisans and artists and public art	12/14/2016 4:34 PM
2	Create an eco village concept for homeless, takes care of the "problem" plus attract international eyes on lemon grove	12/14/2016 11:46 AM
3	Give help to local residents that want to become business owners in Lemon Grove. City needs to expedite those applications, be more flexible and help out as well with all the red tape.	12/13/2016 5:12 PM
4	Please define "Special monthly assessment to property/business owners"	12/13/2016 5:09 PM
5	This was successfully used in Downtown La Mesa. How can we continue to issue business licenses for: massage parlors, smoke shops, tattoo parlors, nail salons? How do these build our economic base?	12/13/2016 5:07 PM
6	citizen knowledge of plans with buy-in	12/13/2016 4:56 PM
7	The businesses in Lemon Grove, for the most part, seem to take little interest in appearance - sidewalks are dirty - trash abounds, windows are dirty, building colors are uncoordinated - faded - all in all - unattractive	12/13/2016 4:54 PM
8	construction and maintenance of public restrooms	12/13/2016 4:08 PM
9	How do you balance economic development with meeting community needs and avoiding gentrification and displacements	12/13/2016 4:00 PM
10	safety and promotion of safe activities for everyone	12/13/2016 3:58 PM
11	none	12/13/2016 3:57 PM
12	check for grants, have new business owners/corporations pay higher taxes	12/13/2016 3:57 PM
13	A hotel-conference center in the Historic District; corner of Olive and Central Ave.	12/13/2016 3:55 PM
14	Offer incentives to owners on south side of Broadway to clean-up	12/13/2016 3:47 PM
15	other local tax incentives	12/13/2016 3:44 PM
16	No	12/13/2016 3:40 PM
17	Stop having business owners pay so much for licenses, etc. Too much red tape for new businesses to remodel and open.	12/13/2016 3:39 PM
18	A hotel off of Lemon Grove Avenue should be considered.	12/13/2016 3:35 PM
19	Some of the art could be used in financial gains.	12/13/2016 3:33 PM

# ATTACHMENT 5

Lemon Grove Workshop 2 - General Comments

SurveyMonkey

## Q1 If you have general comments that you would like considered for the development of the Downtown Village Specific Plan Expansion (DVSPE), please provide them below.

Answered: 35 Skipped: 20

#	Responses	Date
1	Submitted via E-mail: I really wish you would have scheduled at some other than during the Holidays, like perhaps in January or February??? To many people are traveling. So, unfortunately we cannot come. When will your next meeting be?	12/21/2016 9:10 AM
2	Submitted via E-mail: We understand the City is currently considering an expansion to the Downtown Village Specific Plan (DVSP). As a developer and owner of two properties that were built under the DSVP policies, Hitzke Development is encouraged by the efforts of the city to expand its reach. As an operator of two mixed-use use properties in the Transit Mixed Use (TMU) 7 zone, we would like to request that the city consider amending the zoning within the DVSP to allow Live Entertainment within restaurants via a Minor Use Permit. Allowing Live Entertainment within these areas would allow a vibrant and dynamic urban area to develop in Downtown Lemon Grove. The requirements of the Minor Use Permit would give City Staff the discretion to allow live entertainment where appropriate and to condition its use. We would be happy to answer any questions or provide any more information on this matter if requested. Please feel free to contact me at (619) 846-3532 or via email at mike@hitzkeconsulting.com.	12/21/2016 9:09 AM
3	Submitted via E-mail: I wanted to thank you and everyone involved for putting on the workshop today. It's wonderful to get so much community feedback on the project. I left very excited about the project and the future of our city. I believe it was the economic consultant who said that our city has "great bones" with the assets it has such as the rail, freeway, a walk-able business district, and so on and I couldn't agree more. So much potential. Please let me know if there is anything I can do to help make this vision a reality.	12/21/2016 9:08 AM
4	Submitted via E-mail: Sorry I was unable to attend, please help our City we desperately need to get out of the blight stage.	12/21/2016 9:08 AM
5	Submitted via E-mail: Your Saturday presentation was interesting. I would much prefer answering your questionnaire in the form of a PDF (text) or Word file. I have Professional Acrobat, which includes optical character recognition capabilities. Unfortunately its accuracy leaves much to be desired.	12/21/2016 9:07 AM
6	Submitted via E-mail/Voicemail: Will there be an analysis of Measure V and its impacts on land use in the plan.	12/21/2016 9:07 AM
7	Submitted via E-mail: I would love to be there but I work. My thoughts.....and I'm venting, I know.... No more tattoo parlors or Thug barber shops or Low income hood housing... No more pawn shops, cheap nail salons and second rate retail stores, No more homeless sleeping behind the Jack in the Box @ Broadway and Kempf, and no more drugs being sold on same mentioned corner... Solve this and then start to attract commerce and business that will support the silent majority that own property in our dear town. How will what your planning help to make Us more beautiful. I've done my part in keeping my home and grounds beautiful. You and the Historical Society have done your share and more. But the rest of our town is getting worse and I dont feel safe anylonger. My thoughts.	12/21/2016 9:05 AM
8	Submitted via E-mail: I probably will not be able to attend the downtown planning meeting on Saturday. But I want to express my wish that future projects show more authenticity than the current Kemon Grove Trolley Station. The neon sign and fake tractor and fake windmill and cheesy look were overwhelmingly disappointing to me. The apartments are so close to the train tracks and road that it feels stifled. The design looks like something from 1970. The colors seem unnatural. I'm a 22 year Lemon Grove Tennant. I had higher hopes for such projects. I also hold a bachelors degree in fine art. I want the space to flow and the structures to seem less fake. We need more real stone. Real lemon trees. Less neon. Less fake.	12/21/2016 9:04 AM
9	1-Environmental concern. Make anything we do climate friendly - be a leader in this area. 2-Green spaces. Plant more trees (preferable native) think long term, not what will green quickly. Enlist plant professionals, not team who did Lemon Grove Ave medians. Missed opportunity there. 3-Unify storefronts more and make the south side of Broadway less junky looking.	12/15/2016 11:31 AM
10	Thank you for the mailed flyer, I did not receive one for the first of your seminars. I would like Broadway to return to the medium parking because of lack of 20 year plan	12/14/2016 3:32 PM

# ATTACHMENT 5

## Lemon Grove Workshop 2 - General Comments

SurveyMonkey

11	Would you reconsider the sign on broadway and lemon grove way "no turn on red" it causes a lot of traffic back up and irritation	12/14/2016 3:25 PM
12	Homeless enforcement, no drug sales, lighting, no low income housing, no porn stores, smoke shops, pot stores, sidewalks on LGA, off street parking - low cost or free, street cleaning, more trash bins	12/14/2016 3:19 PM
13	I'm a skateboarder who skates at lemon grove skate park frequently, and I noticed a lot of people stopped going, and one reason I heard myself is because it is "boring" and that "there isnt much to skate there" It would be very valuable to have more locals at the lemon grove skate park because those locals have a lot of love for lemon grove because of the skate par, and that love can eventually be used to get anyone who gots love for lemon grove skate park to help lemon grove by passing out flyers for events, community service, etc, etc. We know you guys said you were going to reconstruct it, but we have seen no progress. If that is tii much, all we ask for is at least a rail, a 3 1/2, 4, or 5 feet rail would be great. Please please please and thank you thank you thank you. This will also benefit the entertainment category or goals for lemon grove. Hotel/conference center in the redevelopment in the historic district.	12/14/2016 1:59 PM
14	1. City of Lemon Grove has a high percentage of single family owned homes - lets keep this so we have a strong community and lets create area for apartments and town homes, for more affordable housing which are affordable so families can aspire to own homes in the future in lemon grove as those single family homes become available. 2. keep bike paths separate from traffic - it is inherently dangerous to ride as bike with cars, north south and east west, fewer bike path are better even if less paths as less accidents can combine bike and walk paths. 3. long term lets zone industry and mechanical separate from retail and food. 4. no village green, like plaza better. I dont want my kids playing on village green with traffic on both sides. Put green in plaza and a bike/walk path in. 5. community garden - in civic center or historic district	12/14/2016 1:54 PM
15	Future events like this needs consideration to noise factor. I had a hard time hearing presenters	12/14/2016 1:49 PM
16	Existing 250 acres. Mixed use - retail, office, residential. 20 year plan	12/14/2016 1:48 PM
17	Development should fit all levels of society. Give people who live in lemon grove and want to start up a business a first track to begin their own business. Many of us do but so much red tape. City should be bending backwards to help lemon grove residents the 1st opportunity to create or bring their own businesses.	12/14/2016 1:47 PM
18	My dreams for downtown is that there would be businesses that would draw people into our town who live elsewhere. I think the older character of the buildings are amazing if the right kind of business moves in that doesn't play off of the design and feel of older buildings it will makes things feel tired and run down in my opinion	12/14/2016 1:44 PM
19	Thank you for this opportunity for input. It is exciting and encouraging.	12/14/2016 1:42 PM
20	Opportunities for business district that supports wellness, health, and social services? e.g. wellness hub to promote a physically active health minded community (ie community center). Upload surveys on website for those who want to provide input, but unable to complete at workshop.	12/14/2016 1:42 PM
21	Give those that live in Lemon Grove a priority and fast track if they want to open a business in Lemon Grove (Keep money in Lemon Grove all the way around) Small business flexibility. Cut the red tape. Create public restrooms in several locations throughout the redevelopment and concert areas. Allow a mixture of businesses throughout the redevelopment and not label it as an "art district" or "historic district"	12/14/2016 1:41 PM
22	I love the idea of roundabouts, a pedestrian, bike, family friendly downtown corridor with additional green spaces. I'd love to see native plants and droughts tolerant landscaping. Branding/identity building would really help families take pride in the area and make it a destination for others/ Community building events and a robust arts district would also build identity. How about an annual lemon festival, much like northern california communities have a garlic or artichoke festival	12/14/2016 1:38 PM
23	I like the word "village" because it describes what would love to see for downtown. A place where people are eating, drinking, shopping and enjoying each other in an area made for that. I'd love to see more cafes, bistros and coffee shop in the downtown area. Celebrating and emphasizing the history of our area is important.	12/14/2016 1:33 PM
24	Great workshop. I'm glad I was notified of the workshop and think its great that we are all included in the decisions being made about our community	12/14/2016 1:31 PM
25	Need more time	12/14/2016 1:30 PM
26	Cut down on number of business licenses issued to nail shops, barber shops, liquor stores and smoke shops and tattoo parlors	12/14/2016 1:29 PM
27	Increase zoning density for residential lots and houses smaller. The US is second only to Australia in average house size. Many minimalists are happy to live in smaller homes (working professionals) If they look nice with similar style, landscaping, etc, and build "community" (themes neighborhoods based on neighbors having similar interests)	12/14/2016 1:28 PM

## ATTACHMENT 5

### Lemon Grove Workshop 2 - General Comments

SurveyMonkey

28	The intersection of Broadway and Lemon Grove Ave is so congested. We need an overhead walkway to help pedestrians (if possible). We could use a high rise parking garage in the trolley area (Lemon Grove Ave) and near Bank of America. Major hotel/conference center	12/14/2016 1:26 PM
29	I'm a resident of Lemon Grove. Lemon Grove is a wonderful city one that has the "best climate of the planet earth" We, the people who live here are blessed by God. My proposal for the development of Downtown Lemon Grove Community Church will be used to build an structure that will benefit the needs of the nearby residents of LG needs such as shelter in times of emergency, a hotel, a coffee shop, and housing accommodation for seniors and a real heaven for our residents. May the hotel to have an art gallery. May god bless this project.	12/14/2016 1:24 PM
30	We would like to see a hotel-conference center build in the redevelopment in the historic district near the walking promenade. 4 stories. My neighbors and I would like to see "Parsonage Hotel and Conference Center"(12 rooms, rooftop mezzanine with an art gallery in the lobby) Why is building besides BOA empty? Why can this be put to use? I would like to see existing buildings on broadway get a makeover and them financial assistance before building anything new. Take care of our own	12/14/2016 1:20 PM
31	I think a hotel/conference center should be implemented in the "downtown" area. Something that the city has to offer as a main attraction or place to come back to	12/14/2016 1:15 PM
32	We would like to see a hotel-conference center built in the redevelopment. It would seem to work well in the historic district near the walking promenade. 4 story. "Parsonage Hotel and Conference Center" (12 rooms + rooftops mezzanine) Art gallery in lobby.	12/14/2016 1:14 PM
33	The facility was not conducive to being able to hear well - too much echoing	12/14/2016 1:10 PM
34	Town square at fountain, plaza similar to presentation - could be worked in at mall like surrounding shops and cafes - family friendly, G rated	12/14/2016 11:58 AM
35	Keep the business out of the residential home areas	12/14/2016 11:52 AM

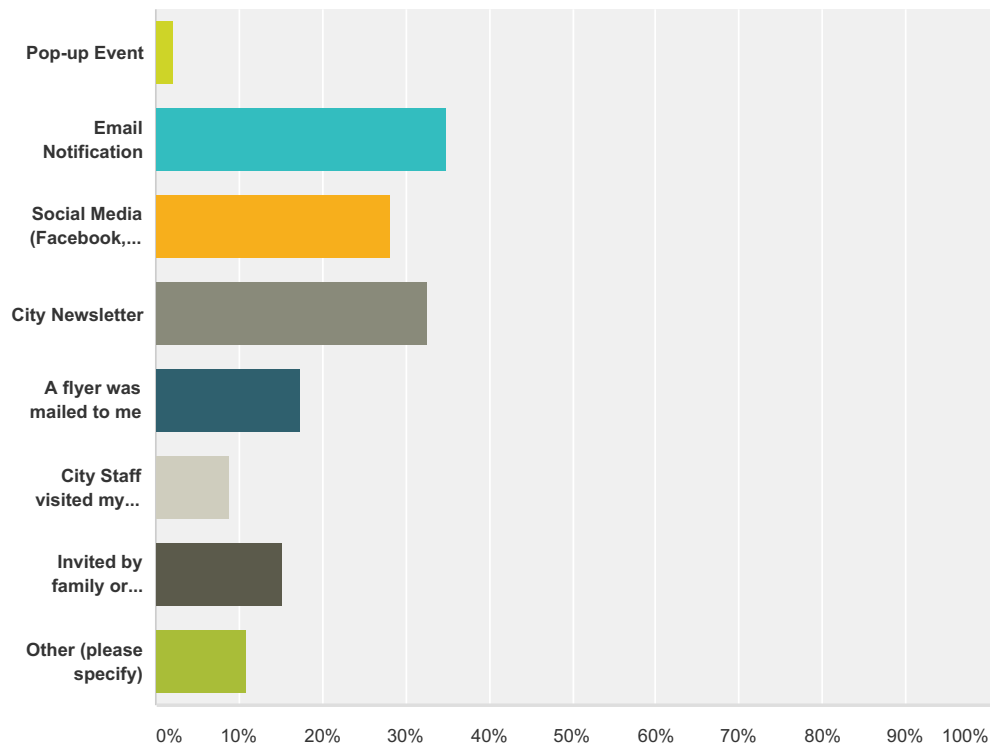
# ATTACHMENT 5

Lemon Grove Workshop 2 - General Comments

SurveyMonkey

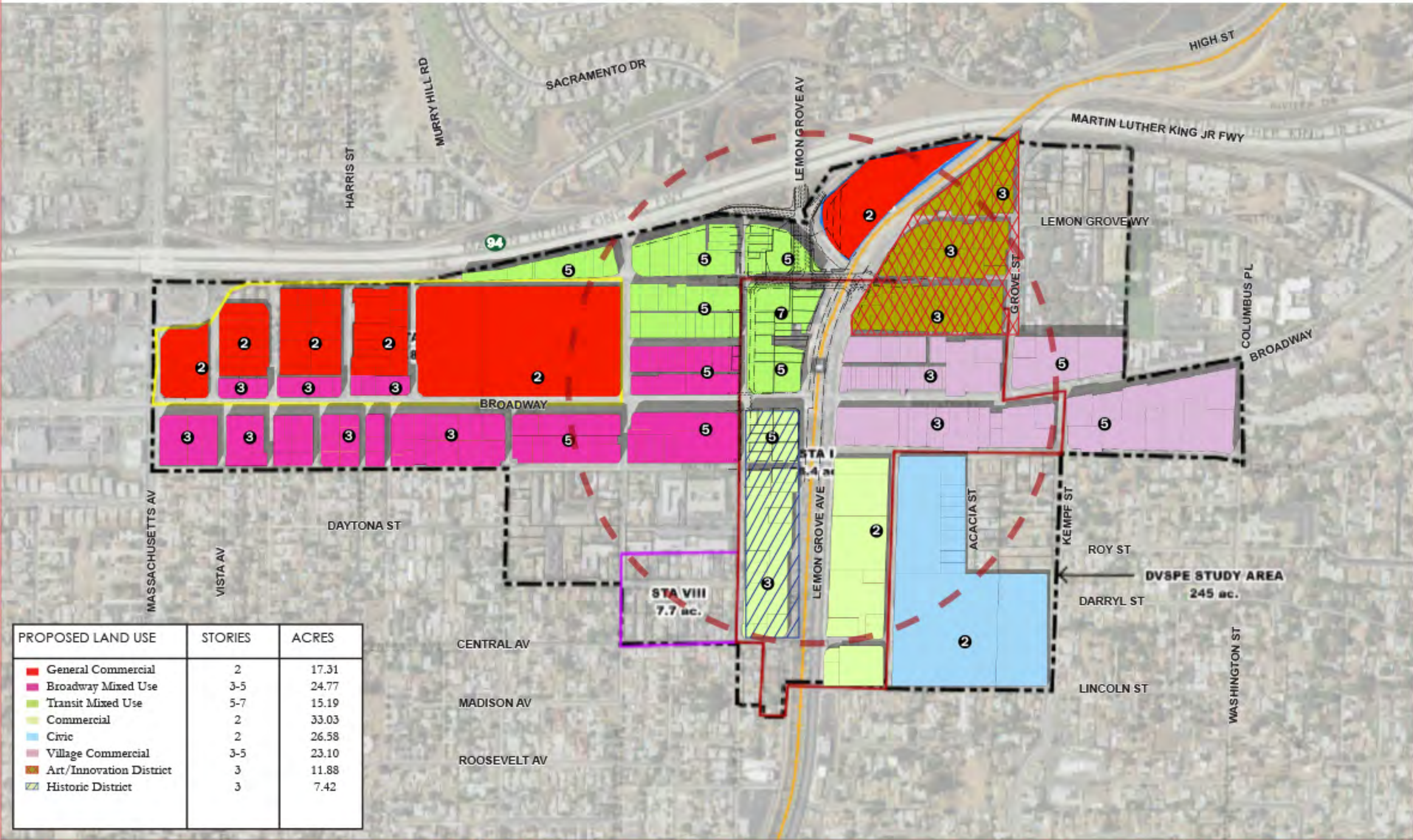
## Q2 How did you hear about this workshop?

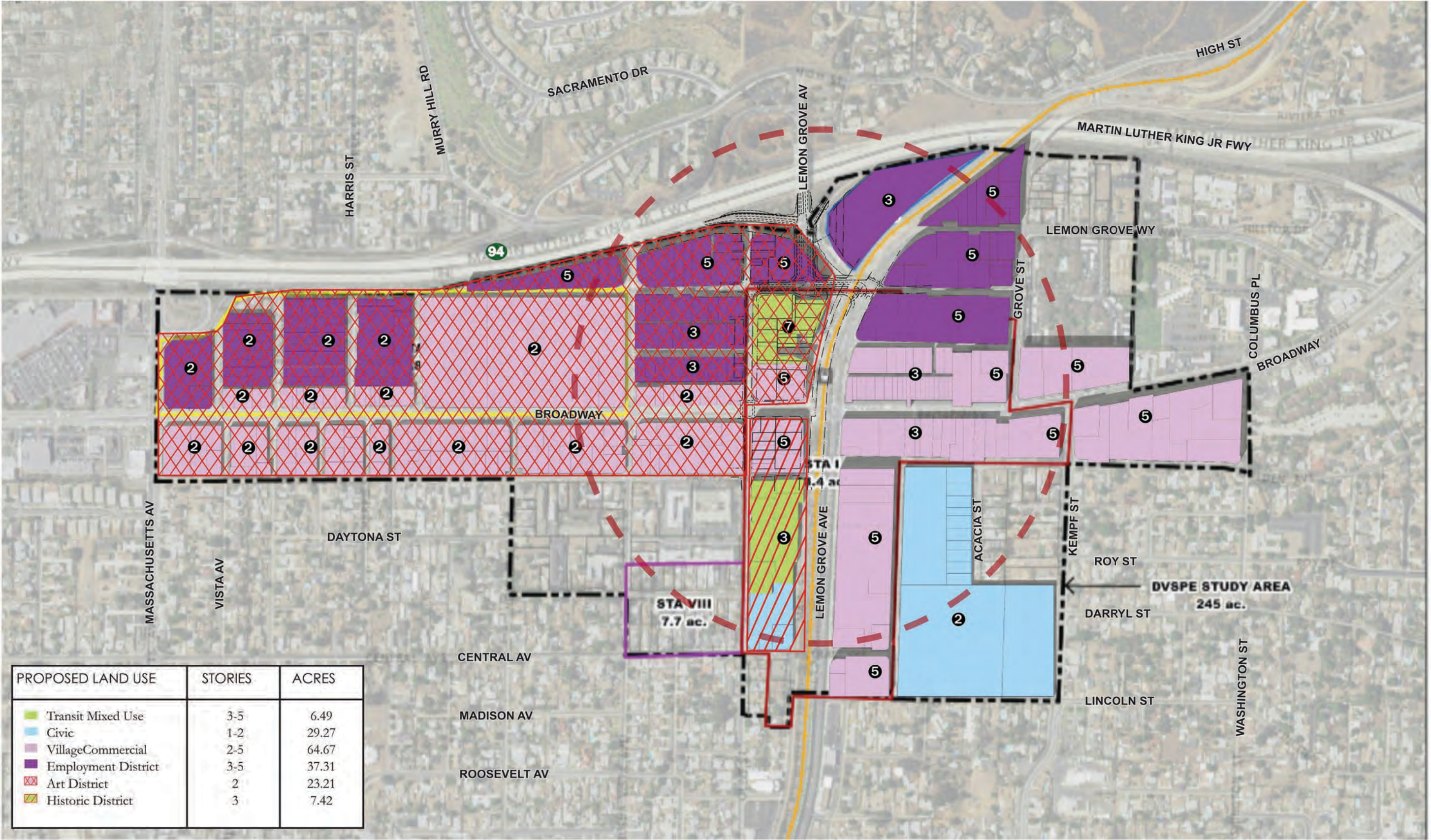
Answered: 46 Skipped: 9

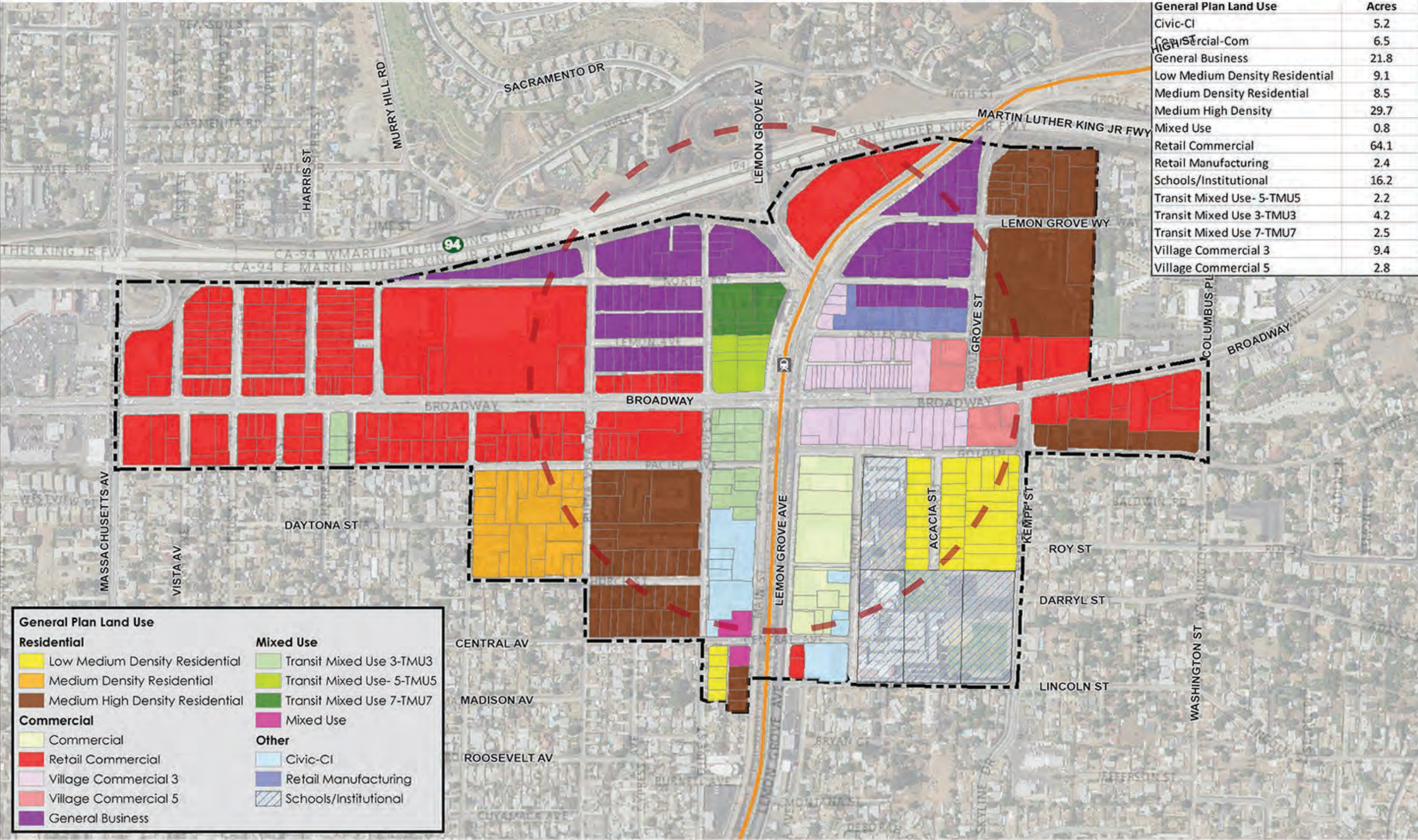


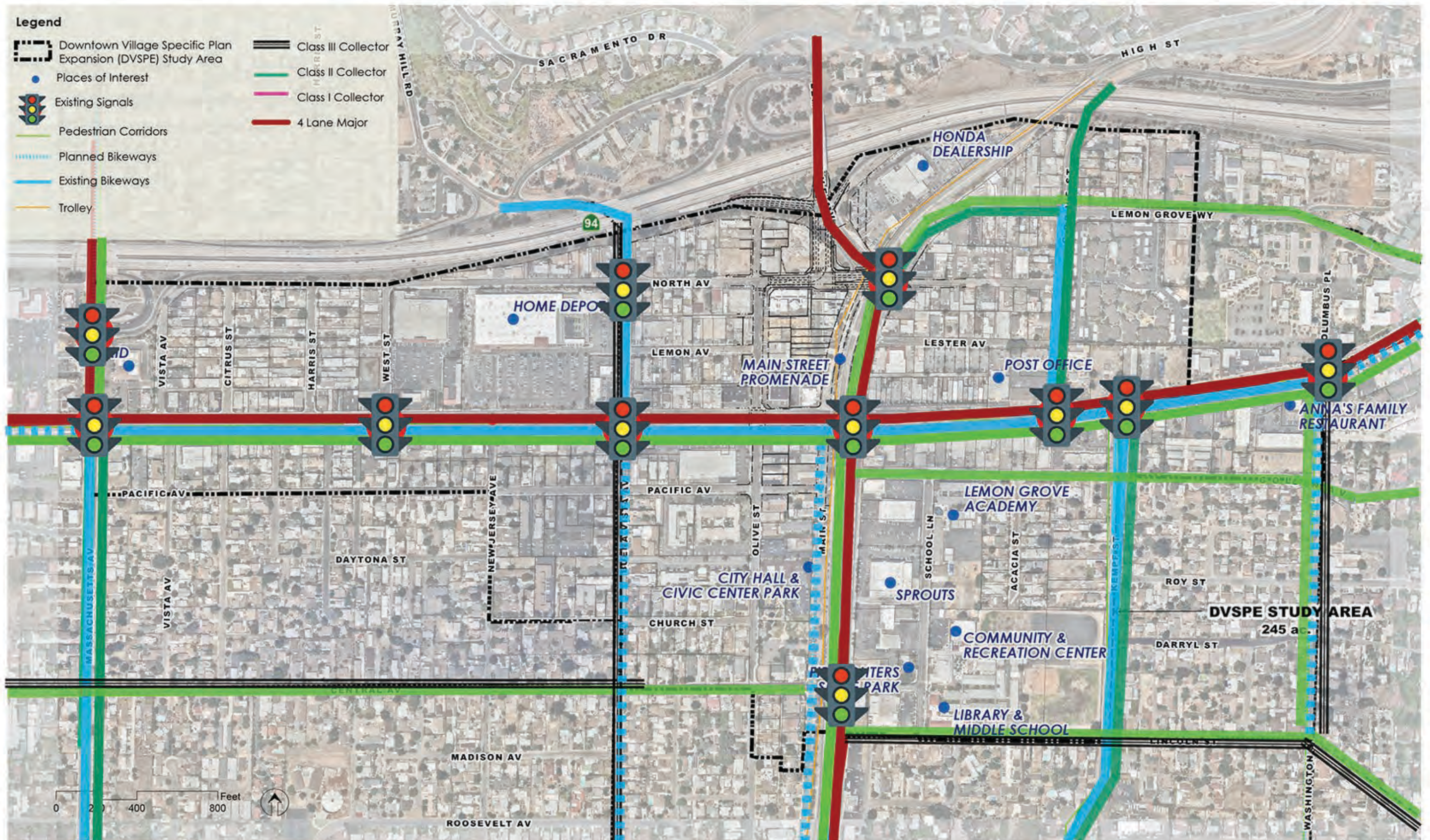
Answer Choices	Responses
Pop-up Event	2.17% 1
Email Notification	34.78% 16
Social Media (Facebook, Twitter, Instagram)	28.26% 13
City Newsletter	32.61% 15
A flyer was mailed to me	17.39% 8
City Staff visited my business	8.70% 4
Invited by family or friend	15.22% 7
Other (please specify)	10.87% 5
Total Respondents: 46	

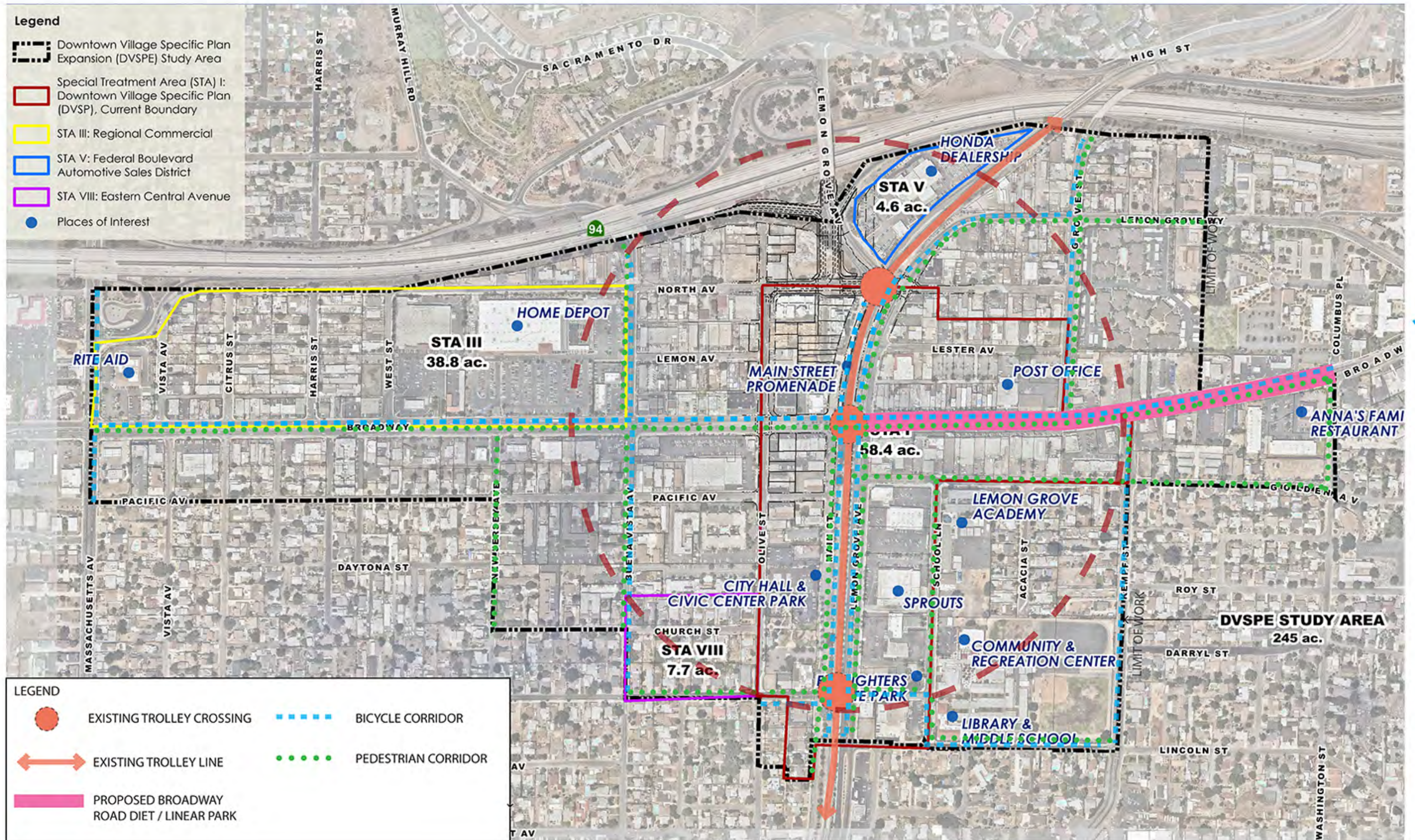
#	Other (please specify)	Date
1	Voicemail notification from Lemon Grove School District	12/14/2016 1:38 PM
2	My own research/I care	12/14/2016 1:24 PM
3	Union Tribune	12/14/2016 1:07 PM
4	Not listed	12/14/2016 1:07 PM
5	Lemon Grove Community Church	12/14/2016 1:06 PM



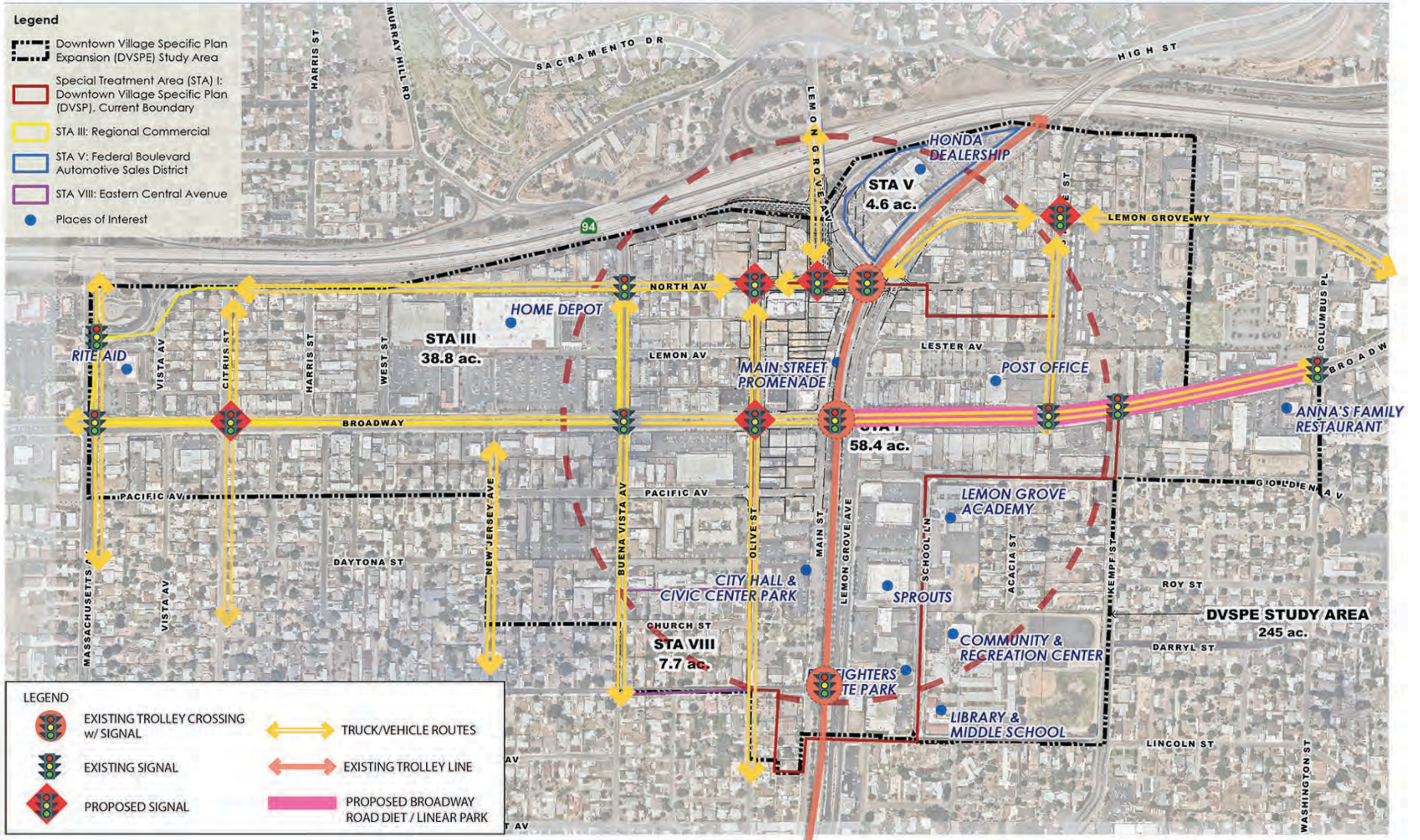








# PEDESTRIAN AND BIKE CIRCULATION MAP



ART DISTRICT EXAMPLES



University of Iowa



River North (RiNo), Colorado



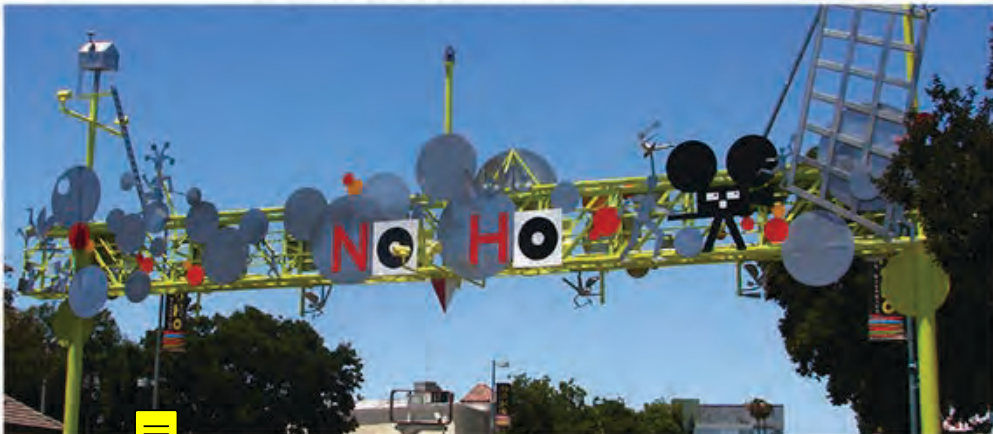
Chicano Park, Barrio Logan



Cedros, Solana Beach



Santa Ana, California



North Hollywood (NOHO), Los Angeles



Downtown Arts District, Los Angeles



Quartyard, San Diego



Arts District, Baltimore

ARCHITECTURAL STYLES



CONTEMPORARY  
Barrio Logan, San Diego



HISTORIC MODERN  
Amsterdam



ART DECO  
Miami, Florida



NEOCLASSICAL  
England



EMPIRE  
St. Louis, Missouri



PLATERESQUE  
Spain

## HISTORIC DISTRICT EXAMPLES



Gaslamp Quarter, San Diego



Historic Downtown Winters, CA



Heritage Park, San Diego



Historic District, Los Angeles



Charleston, South Carolina



Old Poway Park

## ARCHITECTURAL STYLES



**AMERICAN MERCANTILE**  
Lafayette, CA



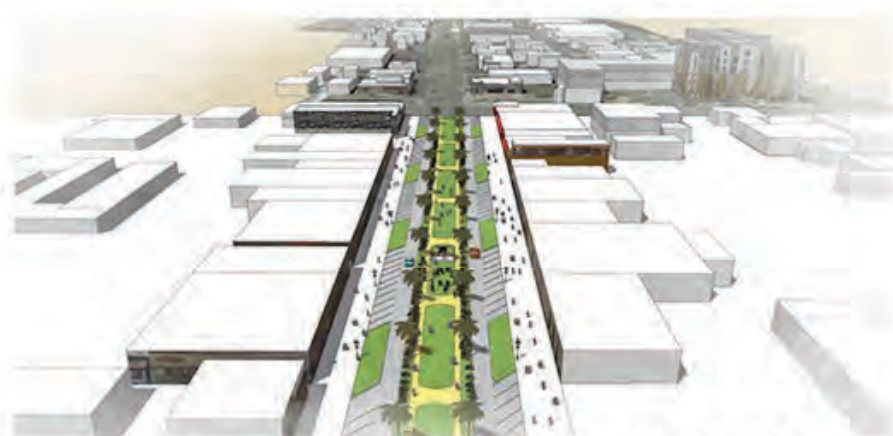
**VICTORIAN/QUEEN ANNE**  
San Francisco, CA



**CRAFTSMAN/FEDERATION**  
St. Petersburg, FL



**SPANISH COLONIAL/MISSION REVIVAL**  
Santa Barbara, CA



Bird's-eye view along Broadway, looking west.



Street-level view of proposed concept.



Bird's-eye view along Broadway, looking west (close-up).



Conceptual illustration



Bird's-eye view along Broadway, looking west.



Street-level view of proposed concept.



Bird's-eye view along Broadway, looking west (close-up).

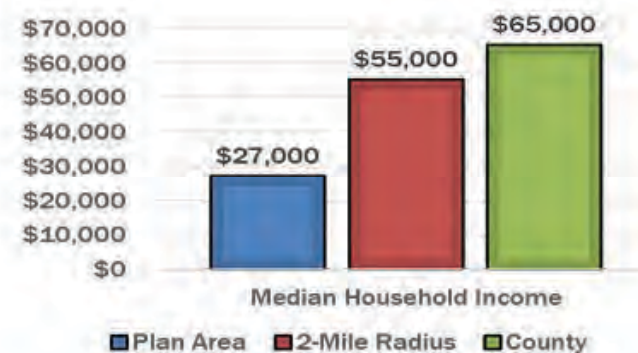
## KEY ASSETS AND CONSTRAINTS

### ASSETS

- Freeway and Trolley access
  - Housing market and proximity to San Diego employment centers
- Traditional “main street”
- Concentration of civic uses
- Ethnically diverse trade area
- Anticipated population growth
  - Increasing demand for multi-family

### CONSTRAINTS

- Lack of district identity/ image
- Relatively low median household income
- Lack of employment centers, anchor uses, entertainment options
  - Not an established office market



## DEVELOPMENT OPPORTUNITIES

### BROADWAY MIXED-USE/ TRANSIT MIXED-USE

- Expand areas with potential for multi-family/mixed-use development

### COMMERCIAL/ VILLAGE COMMERCIAL

- Create critical mass of restaurants, shopping, entertainment, and services
- Provide local employment opportunities and establish the identity of the area
- Establish both daytime and nighttime activity

### ART/INNOVATION

- Encourage arts and culture uses and activities
- Attract artists and artisan venues
- Incentivize business incubators in vacant/underutilized properties



## IMPLEMENTATION AND FUNDING

### IMPLEMENTATION

- Improve public infrastructure and amenities
- Develop a district identity/branding
- Add gateway/wayfinding signage
- Program special events
  - Art Walk, Lemon Festival, Live Entertainment

### FUNDING

- General Obligation Bonds
- Business Improvement district/Merchants Association
- Tax Increment Financing (EIFD, CRIA)
- New Markets Tax Credit (NMTC) Program
- Other State and Federal Grants

